



melvyn  
**Danes**  
ESTATE AGENTS



Valley Road

Solihull

Asking Price £280,000

## Description

Valley Road leads off Old Lode Lane close to local shops. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This 1950's semi-detached property is set back from the road behind a driveway leading to the UPVC front door.

The accommodation comprises of entrance porch, entrance hall with cloaks storage, front reception with bay window currently set up as dining room, extended rear reception room with glazed sliding doors onto the rear garden and feature fire place and surround. Fitted kitchen with space and plumbing for appliances and a door onto the rear garden.

To the first floor we have three bedrooms two of which are great sized doubles with fitted wardrobes and closet storage. The third is a smaller single room and the bathroom is fitted with a three piece suite with electric shower over bath.

To the rear we have great sized gardens with patio area and side access into the single garage. with mature shrubs and planted borders with a garden shed.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Dining Room**

13'1" x 11'8" (3.996 x 3.565)



**Extended Living Room**

22'0" x 11'8" (6.718 x 3.565)

**Kitchen**

7'10" x 7'7" (2.394 x 2.314)



**Bedroom One**

11'9" x 13'7" (3.582 x 4.161)



**Bedroom Two**

11'10" x 11'9" (3.627 x 3.582)

**Bedroom Three**

8'4" x 6'6" (2.564 x 2.003)

**Bathroom**

7'7" x 5'6" (2.314 x 1.687)

**Single Garage**

20'1" x 8'10" (6.137 x 2.715)

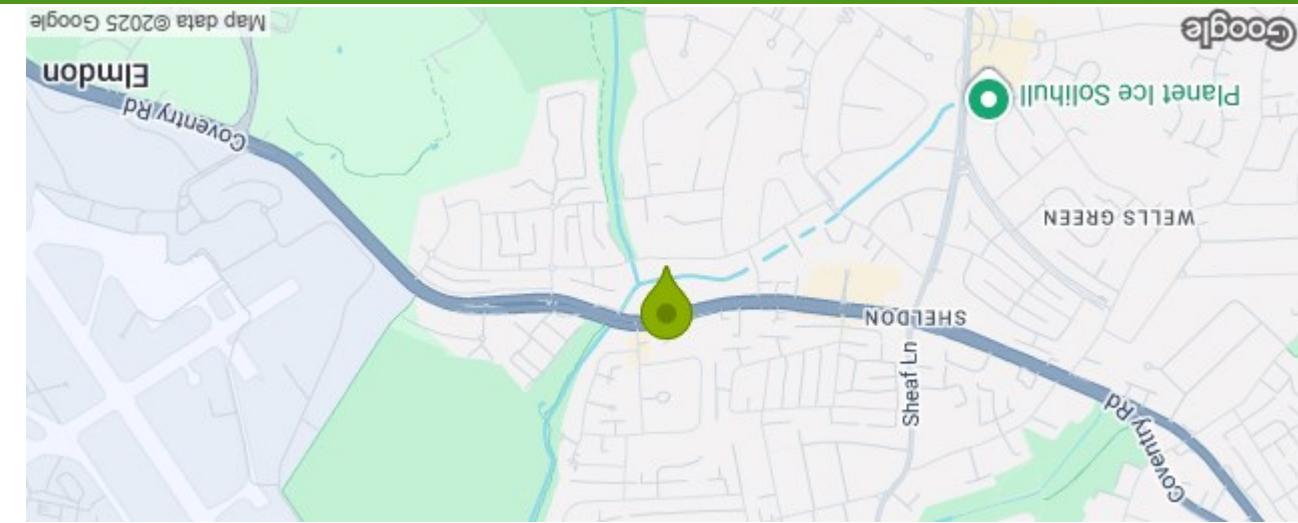


**Private Rear Gardens**

**Off Road Parking**

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

15 Valley Road Solihull Solihull B92 9AX



MONKEY LANDDETERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from new purchasers, we may use approved external services which publicly review publicly available information on companies and individuals. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 plus VAT to cover these checks. However, we should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that we will be able to agree a fee for the sale.

WINNING: By applying the rule of 72, we can determine the number of years it will take for an investment to double.

MODERNISATION: we understand that the property is likely to have current modern coverage (data taken from [www.ofcom.org.uk](http://www.ofcom.org.uk) on 20/8/2025). Please note that certain services available may be different depending on the particular circumstances.

**BROADBAND:** We understand that the standard broadband speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 02/08/2025. Actual service availability at the property or speeds received may be different.

**TENURE:** We are advised that the property is Freehold