



melvyn
Danes
ESTATE AGENTS

Pinfold Road
Solihull
Asking Price £625,000

Description

This extended four bedroomed detached property has an excellent location, within walking distance to Solihull town centre and within excellent school catchments.

Pinfold Road is located off Yew Tree Lane just as you turn in from the A41 Warwick Road. Being close to the town centre of Solihull offering an excellent array of shopping facilities, a wide choice of restaurants and bars and with convenient access to Solihull's main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is conveniently situated for Solihull School, St Martin's Girls School along with Malvern and Brueton Parks, pleasant areas of public open space with a tea room, wildlife centre, duck pond, tennis court and children's play area.

There is easy access via the A41 to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station, making this an ideal location for those looking for generous accommodation close to so many amenities and good transport links.

The property is accessed via a good sized drive way leading to the front door allowing access into the porch and further access into the accommodation which comprises of entrance hall with storage, dining room with bay window, converted garage currently set up as a study, extended rear living room with access into the conservatory with French doors onto the patio, Fitted kitchen with a range of integrated appliances and access into the utility and separate ground floor WC and side access into the garden.

To the first floor we have four bedrooms, three of which are good sized doubles followed by a generous single. All the bedrooms have fitted wardrobes or closet space with the master having a full range of fitted furniture. To this floor we also have the family bathroom and access into the loft.

To the rear we have a private garden with patio and lawned area bordered by mature planting and panelled fencing. At the bottom of the garden we have a shielded area housing the garden shed.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

10'11" x 13'1" (3.342 x 4.006)

Living Room

19'8" x 10'11" (6.013 x 3.342)

Conservatory

11'2" x 11'7" (3.406 x 3.536)

Study/3rd Reception

7'0" x 13'4" (2.151 x 4.075)

Utility

6'9" x 10'1" (2.071 x 3.089)

Ground Floor WC

Kitchen

6'7" x 14'10" + 7'2" x 16'3" (2.009 x 4.534 +
2.192 x 4.962)

Bedroom One

14'4" x 10'7" (4.392 x 3.232)

Bedroom Two

13'8" x 10'7" (4.182 x 3.232)

Bedroom Three

15'3" max x 9'1" max (4.663 max x 2.783
max)

Bedroom Four

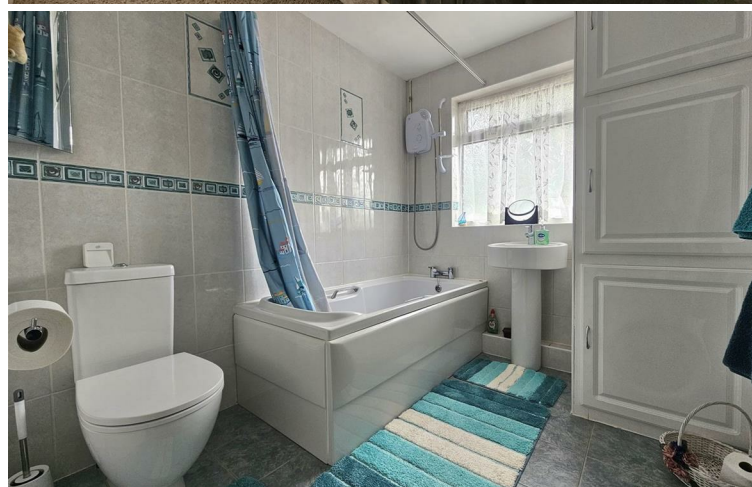
8'10" x 12'7" (2.703 x 3.859)

Bathroom

7'0" x 8'4" (2.159 x 2.556)

Private Rear Garden

Off Road Parking And Fore Garden



TENURE: We are advised that the property is freehold

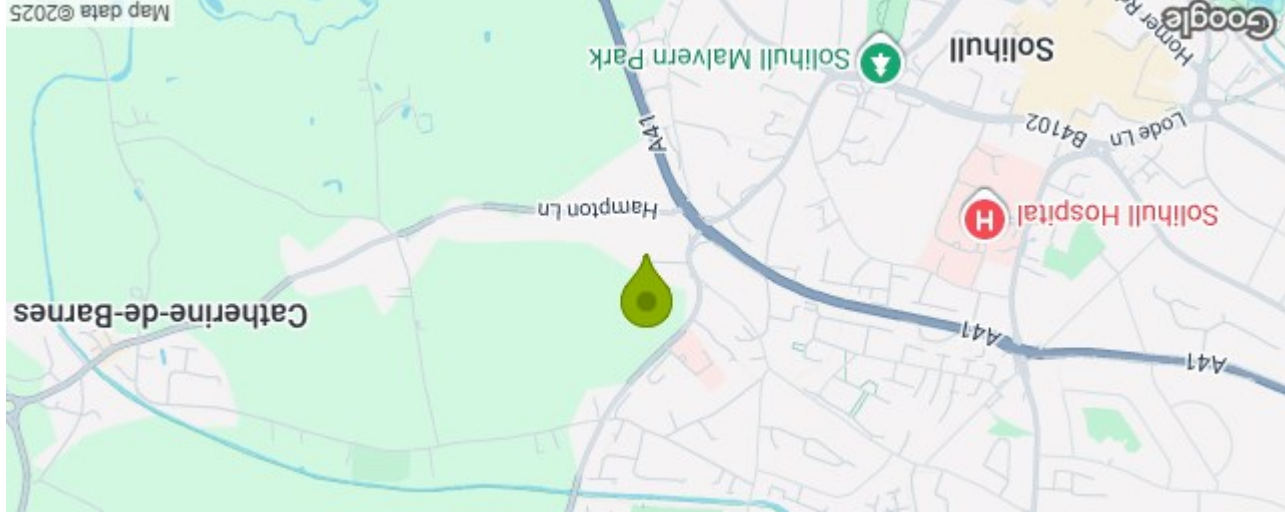
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 26/08/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 26/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and does not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, 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 cease discussions and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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16 Pinfold Road Solihull B91 2PB Council Tax Band: F

Energy Efficiency Rating			
England & Wales			
Very energy efficient - lower running costs			
A	(92 plus)	63	
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	72	
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Potential	Current		

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.

