



melvyn
Danes
ESTATE AGENTS

Inchford Road
Solihull
Asking Price £575,000

Description

Inchford Road is sited on the popular Damson Parkway development close to local amenities just off Damson Lane along which regular bus services operate to the town centre of Solihull or in the opposite direction to the A45 Coventry Road.

The A45 gives access to the city centre of Birmingham, via Sheldon, where one will find a wide choice of shopping facilities, restaurants and business premises. Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

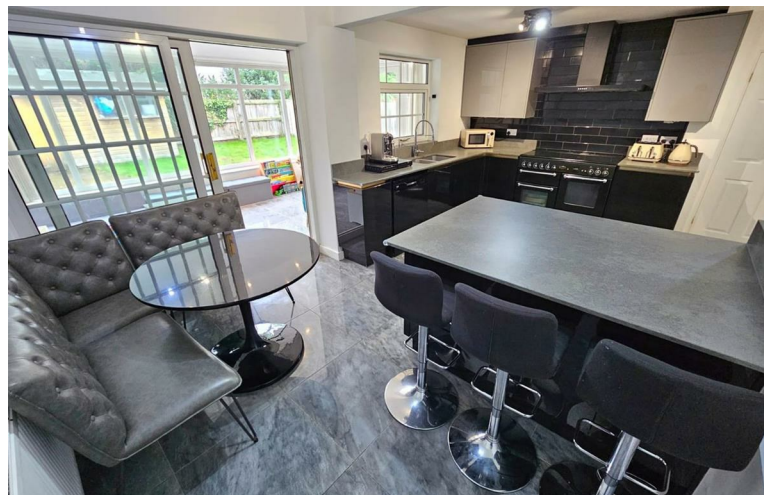
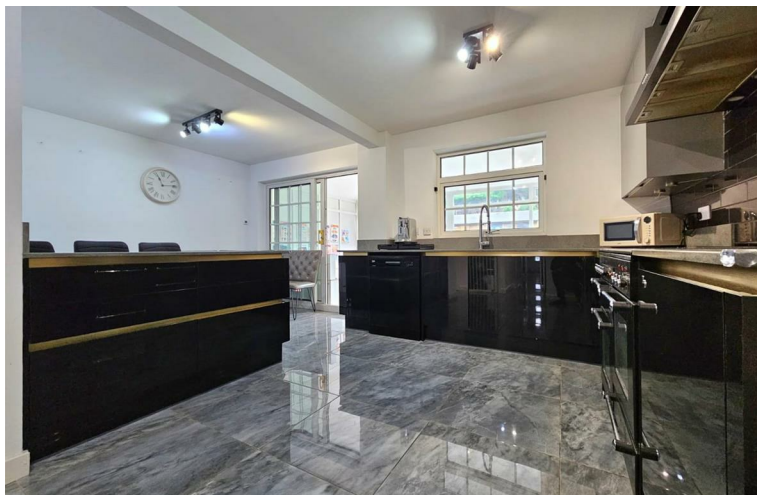
Local shops will be found along Damson Lane and nearby Yew Tree Lane, opposite which is a doctors surgery.

The town centre of Solihull offers an excellent array of shopping facilities, adjacent to which is Solihull's main line London to Birmingham railway station.

The property is set back behind a large tarmac and driveway affording parking for multiple vehicles leading to the well presented and tastefully finished accommodation which comprises of, entrance porch, entrance hall ground floor WC, living room with bay window and feature fire place with open arch into the dining room that has French doors onto the rear garden and a door into the open plan kitchen/breakfast room. A well fitted room with a range of integrated appliances, breakfast island and ample space for a table and chairs with further access into the roofed conservatory with doors onto the rear garden and utility that allows further access into the study.

To the first floor we have four bedrooms, three of which a good sized doubles and two of those have a good amount of fitted wardrobe space. The principle bedroom benefits from a dressing area and a beautifully fitted en-suite shower room with his and hers open basin and large walk in shower. The family bathroom is again beautifully fitted with a separate shower and free standing bath.

To the rear we have a good sized private garden mainly laid to lawn with two patio area and bordered by panelled fencing also benefiting from a large shed.



Accommodation

Entrance Hall

Ground Floor WC

Living Room

14'3" x 12'1" (4.36 x 3.70)

Dining Room

13'5" x 8'7" (4.11 x 2.62)

Open Plan Kitchen Breakfast Room

13'5" x 17'8" max (4.11 x 5.41 max)

Conservatory

10'4" x 14'9" (3.16 x 4.51)

Utility

10'0" x 8'0" (3.06 x 2.45)

Study

11'5" x 8'0" (3.48 x 2.45)

Bedroom One

16'11" x 11'11" (5.16 x 3.64)

En-suite

Bedroom Two

9'4" x 12'5" (2.85 x 3.81)

Bedroom Three

11'10" x 8'6" (3.62 x 2.60)

Bedroom Four

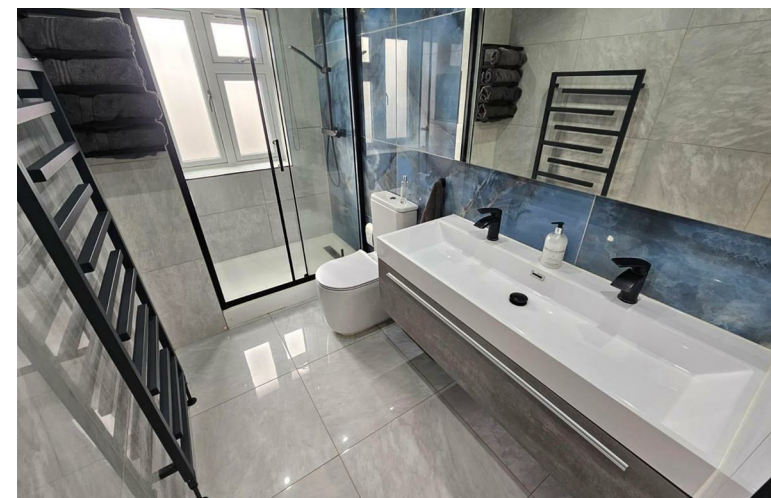
9'1" x 9'4" (2.78 x 2.86)

Bathroom

6'2" x 8'6" (1.89 x 2.60)

Private Rear Garden

Off Road Parking



TENURE: We are advised that the property is Freehold

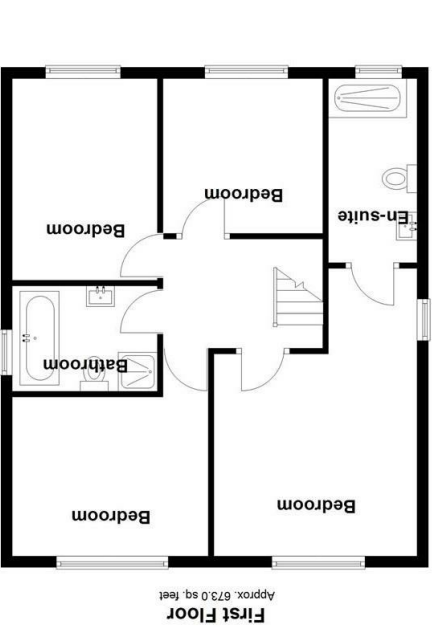
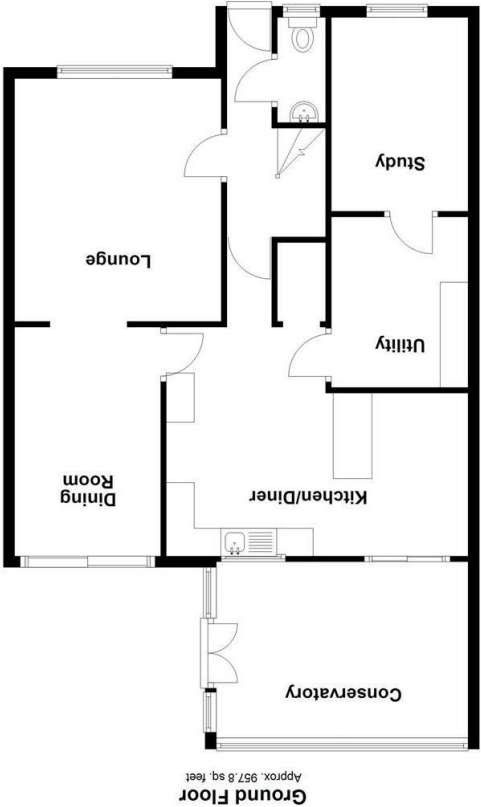
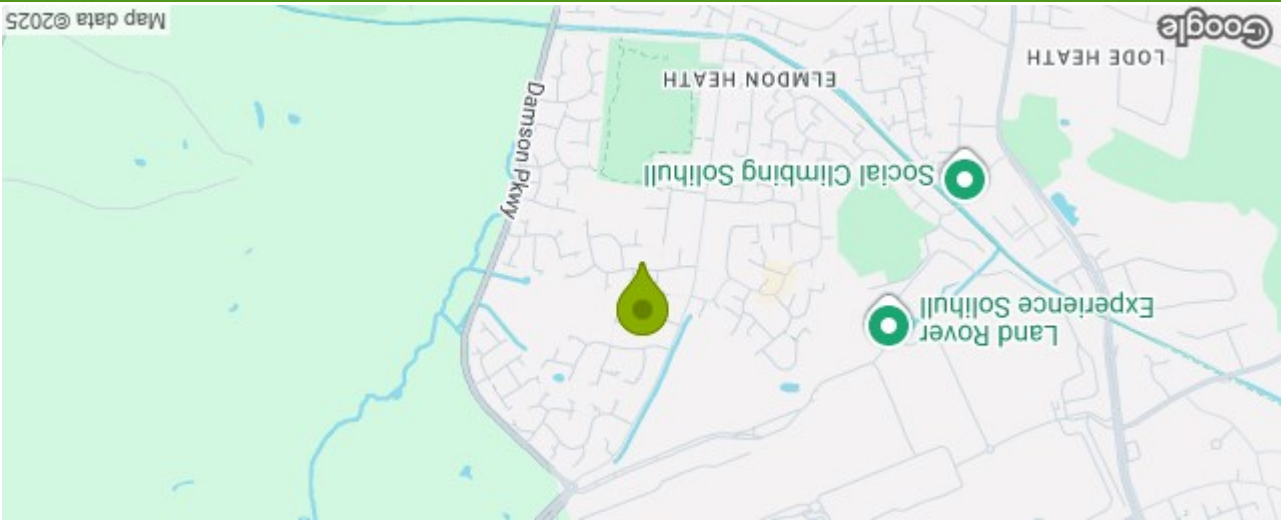
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 19/09/2025. 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 19/09/2025). 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 below.

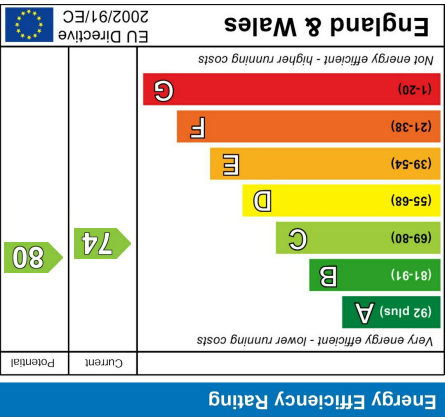
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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 do 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 stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 1630.7 sq. feet

26 Inchford Road Solihull B92 9QD
Council Tax Band: E



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.