**Rock Road**

**Solihull**

**Asking Price £285,000**

## Description

Rock Road leads off Pierce Avenue which in turn leads off Richmond Road which leads to the A41 Warwick Road giving access to the city centre of Birmingham, via Acocks Green, or travelling in the opposite direction passing the popular Dovehouse parade of shops to the town centre of Solihull. Solihull is a thriving shopping town with the renowned Touchwood Shopping Centre as well as various quality eateries and High street Shopping all serviced by the main line train station.

At the junction of Richmond Road and the A41 one will find Olton Railway Station offering services to Birmingham and beyond. Richmond Road also gives access to the A45 Coventry Road, via Wagon Lane, and there are regular bus services travelling along here to the city centre of Birmingham.

Being sold with no chain the property is set back from the road behind a tarmacadam driveway allowing parking for numerous vehicles and also backs onto the recreation ground and has views and direct access to the open space. The accommodation comprises of entrance hall, living room with large bay window, open plan kitchen dining room with fitted kitchen and patio doors opening onto the rear garden.

To the first floor we have three bedrooms two of which are particularly good sized doubles and a further single all serviced by the family bathroom with bath with shower over. Off the landing we have a drop down ladder allowing access into the loft space that benefits from two skylights and a good head height. Currently being used as a study space with storage.

To the rear we have a good sized garden mainly laid to lawn with patio area panelled fencing, brick built coal house and rear gate allowing access onto the park. To the rear of the property is an access road for all house owners for vehicle access.

## Accommodation

**Entrance Hall**

**Living Room**
10'10" x 10'1" (3.32 x 3.09)

**Open Plan Kitchen Dining Room**
13'3" x 10'1" + 9'11" x 5'8" (4.06 x 3.09 + 3.04 x 1.74)

**Bedroom One**
13'3" x 10'1" (4.06 x 3.09)

**Bedroom Two**
10'10" x 10'1" (3.32 x 3.09)

**Bedroom Three**
7'6" x 5'8" (2.30 x 1.74)

**Loft Space**

**Bathroom**
8'2" x 5'8" (2.49 x 1.74)

**Private Rear Gardens**

**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 8 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 16/09/2025. Actual service availability at the property or speeds received may be different.**

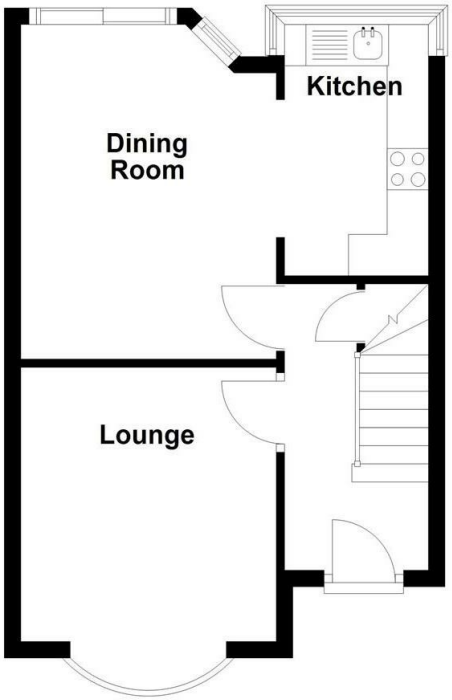
**MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.**

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

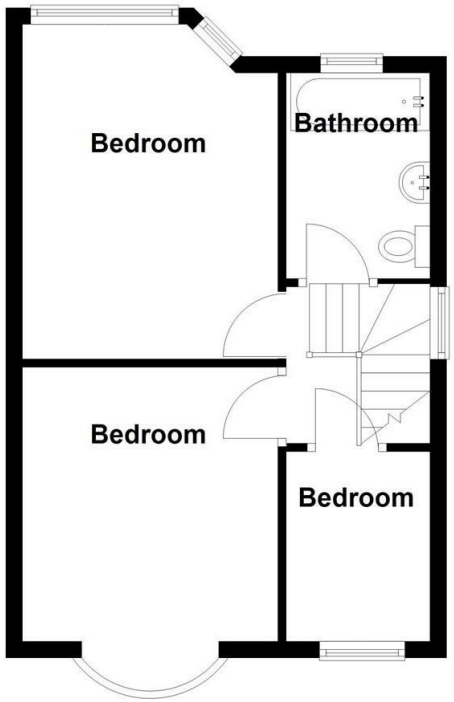
**These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.**

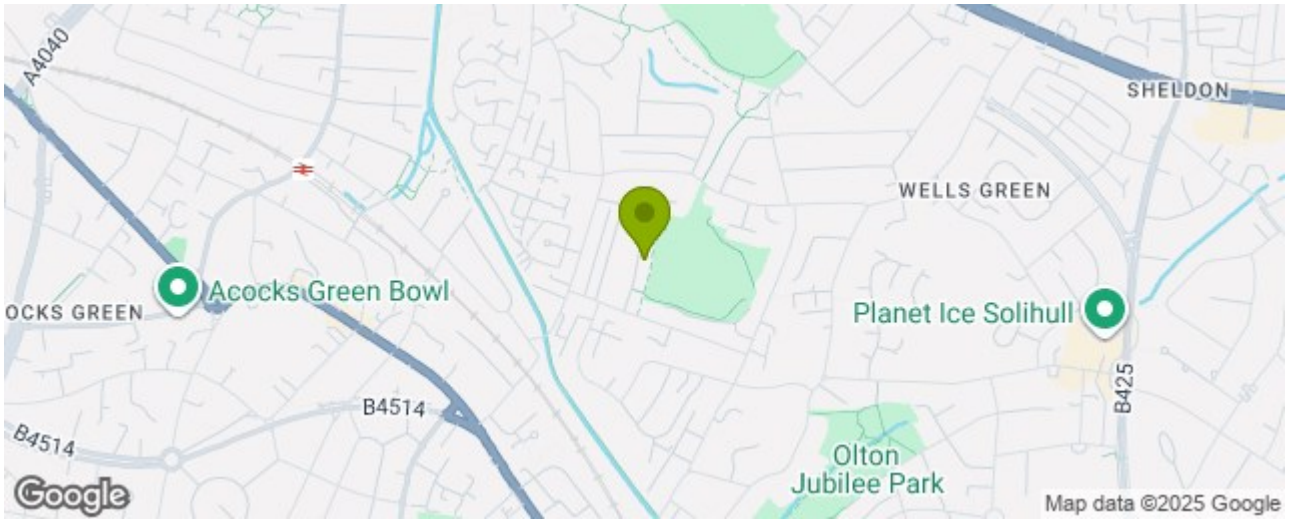
## Ground Floor
Approx. 377.6 sq. feet



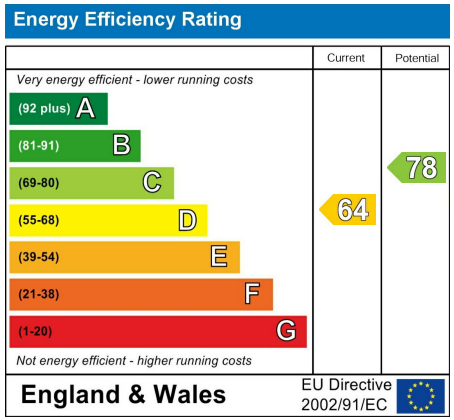

## First Floor
Approx. 383.5 sq. feet




Total area: approx. 761.1 sq. feet




**46 Rock Road Solihull Solihull B92 7LD**
**Council Tax Band: C**




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.

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