

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is in a small, green, sans-serif font. Below it, the word "Danes" is in a large, bold, green, sans-serif font. At the bottom of the oval, the words "ESTATE AGENTS" are in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story brick house with a red garage door. The house has a gabled roof and a small dormer window. There are several windows with white frames and some have vertical blinds. A blue car is parked on the right side of the house. The house is surrounded by greenery, including bushes and trees. The sky is overcast.

Thelsford Way

Asking Price £325,000

Description

Situated on the popular Damsonwood development, Thelsford Way leads indirectly from Rowood Drive, not far from the junction with Damson Lane where there are local shops and vehicular access out onto the A45 Coventry Road. The A45 gives access to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Rowood Drive also leads out to Lode Lane where is sited Lode Heath School and along which regular bus services operate to the town centre of Solihull or out towards to the A45 in Sheldon.

Solihull has an excellent choice of shopping facilities, a thriving business community and its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

An ideal location therefore for this extended 1960's link detached house which was originally constructed by Bryant Homes and is being sold with no upward chain. Sitting back from the road behind a front driveway which leads to the side garage. The accommodation boasts two reception rooms, a downstairs WC, breakfast kitchen and utility. On the first floor there are three bedrooms and a shower room. The rear gardens extends to approximately 75' and has a private mature privacy screening.



Accommodation

FRONT DRIVEWAY

RECEPTION HALLWAY

GUEST CLOAKS WC

DINING ROOM

12'9" x 8'9" (3.89m x 2.67m)

LOUNGE

16'6" max x 15'3" max (5.03m max x 4.65m max)

EXTENDED KITCHEN

10'6" x 9'5" (3.20m x 2.87m)

UTILITY ROOM

10'6" x 5'0" (3.20m x 1.52m)

FIRST FLOOR LANDING

BEDROOM ONE

15'3" to rear of wardrobes x 9'3"
(4.65m to rear of wardrobes x 2.82m)

BEDROOM TWO

10'10" x 8'10" (3.30m x 2.69m)

BEDROOM THREE

8'10" x 7'1" (2.69m x 2.16m)

SHOWER ROOM

SIDE GARAGE

19'0" x 9'3" (5.79m x 2.82m)

GOOD SIZED REAR GARDEN



TENURE: We are advised that the property is Freehold.

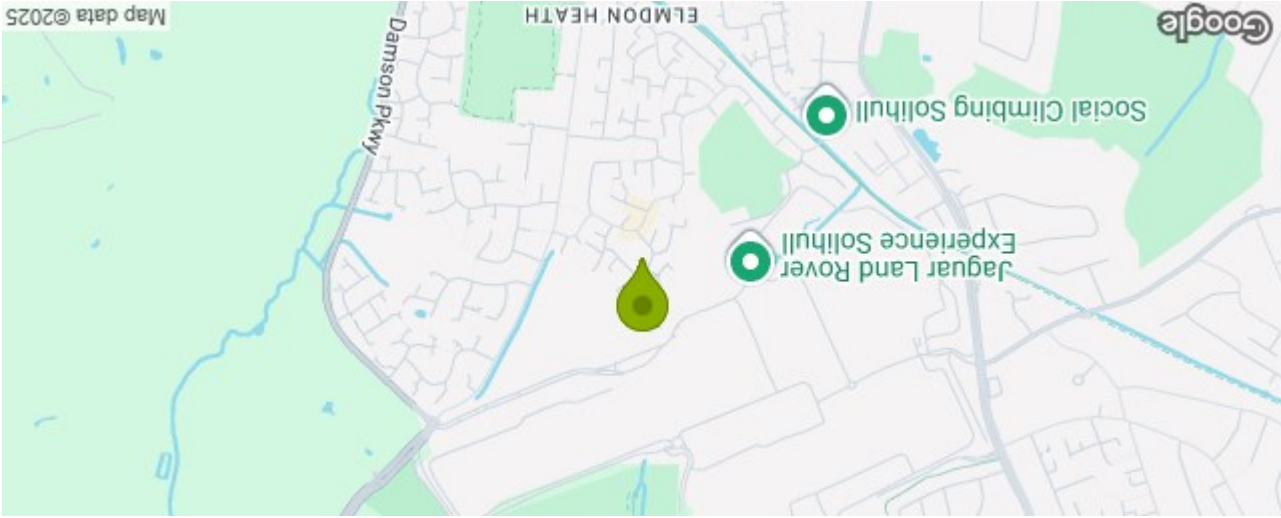
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/07/2025. 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 22/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

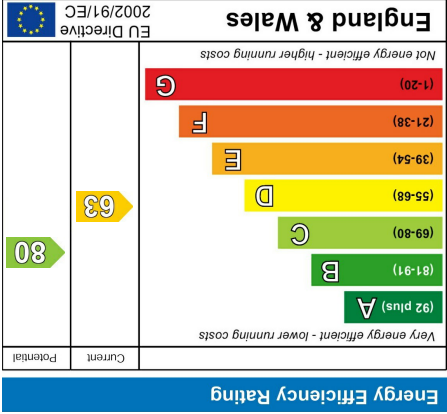
VIEWING: By appointment only with the office on the number below.

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.



14 Theisford Way Solihull B92 9NR
Council Tax Band: D



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.