

A two-story brick house with a dark tiled roof. The ground floor features a white double garage door on the left, a central white-framed bay window, and a large white-framed side window on the right. The upper floor has a large white-framed bay window on the right and two smaller windows on the left. The house is surrounded by a paved driveway, a lawn, and various shrubs. A yellow oval logo for 'melvyn Danes ESTATE AGENTS' is in the top right corner.

**melvyn
Danes**
ESTATE AGENTS

Brentford Road

Solihull

Offers In Excess Of £500,000

Description

Brentwood Road leads indirectly from Blossomfield Road via Kingslea Road. Blossomfield Road is one of the main arterial roads giving access to the town centre of Solihull passing Alderbrook School, Solihull College, Tudor Grange Park and leisure centre opposite which is access to Solihull's main line London to Birmingham railway station.

Travelling away from Solihull along Blossomfield Road which leads into Marshall Lake Road one will join the A34 Stratford Road. The A34 gives access to the city centre of Birmingham, via Shirley, or in the opposite direction to junction 4 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.

This well presented detached home is ideally placed for local schooling within walking distance. The property is set back from the road behind a block driveway and fore garden affording parking for multiple vehicles and leading to the entrance porch allowing access into the main hall and the rest of the accommodation which comprises of dining room with bay window and gas wall mounted fire, living room with sliding doors onto the rear garden and wall mounted fire place, fitted kitchen with pantry storage and access onto the side garden leading to rear garage access.

To the first floor we have three double bedrooms with the principle bedroom being huge offering great scope for an en-suite or walk-in wardrobe. Off the landing is the shower room with airing cupboard and also a separate WC.

To the rear we have a good sized private garden mainly laid to lawn with mature sweeping borders, panelled fencing, patio area as well as a garden shed and green house.

To the front we have ample off road parking on a block drive way complemented by side garden mainly laid to lawn with mature planting.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

12'4" x 10'7" (3.78 x 3.24)

Living Room

12'4" x 10'7" (3.77 x 3.24)

Kitchen

8'11" x 7'10" (2.72 x 2.40)

Single Garage

12'4" x 8'8" (3.78 x 2.66)

Bedroom One

12'4" x 12'5" (3.78 x 3.81)

Bedroom Two

12'4" x 10'7" (3.77 x 3.24)

Bedroom Three

12'4" x 10'2" (3.78 x 3.12)

Shower Room

4'8" x 7'10" (1.44 x 2.40)

Separate WC

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

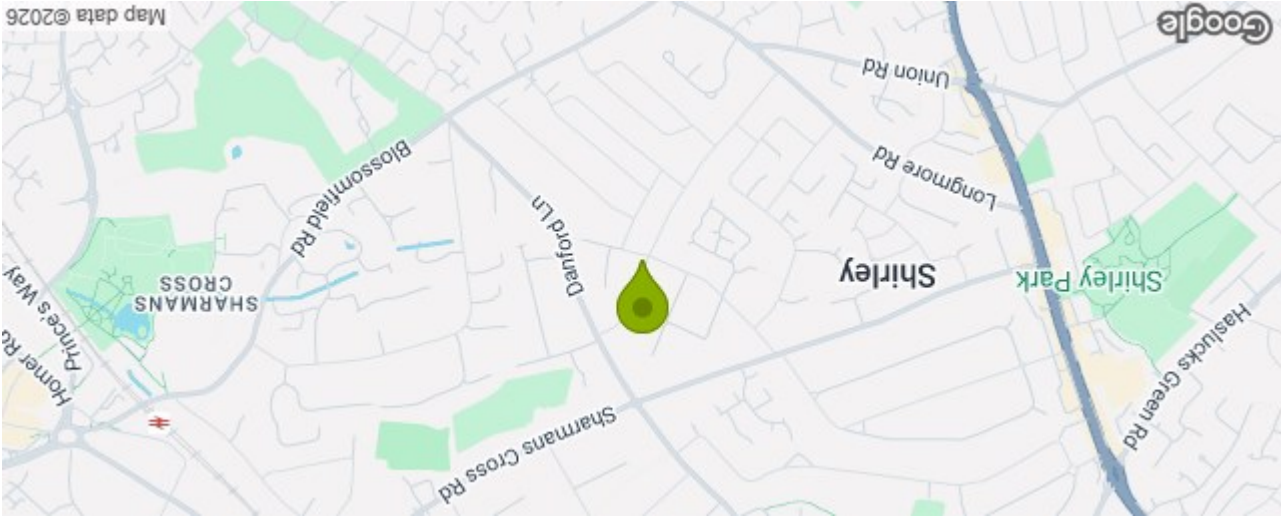
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 19/12/2025. 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 19/12/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

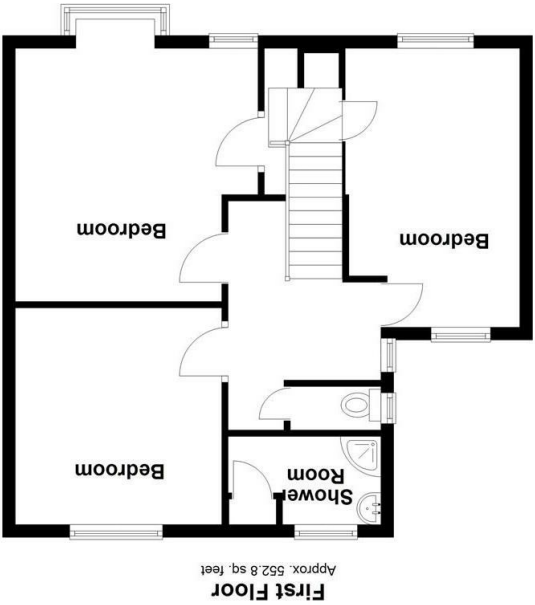
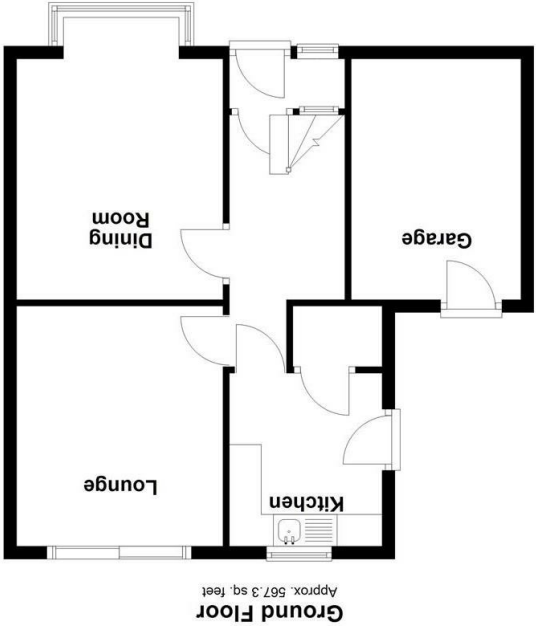
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.



Total area: approx. 1120.2 sq. feet



1 Brentford Road Solihull B91 1UP Council Tax Band: D

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
45		73
EU Directive 2002/91/EC		
England & Wales		

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.