

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of the rear garden of a two-story brick house. The house has a dark grey tiled roof and a brick facade. The garden features a paved area with large grey slabs and a green lawn. A wooden fence surrounds the garden, and a small wooden shed is visible in the background. The sky is clear and blue.

Richmond Road

Solihull

Asking Price £230,000

Description

Richmond Road leads just off the A41 Warwick Road close to Olton Railway Station offering services to Birmingham and beyond. Regular bus services operate along the A41 to the city centre of Birmingham via Acocks Green or in the opposite direction, passing the popular Dovhouse parade of shops, to the town centre of Solihull which offers an excellent array of shopping facilities together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

At the other end of Richmond Road one will join Wagon Lane which in turn joins the A45 Coventry Road where there is a good selection of shops and access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This first floor leasehold (124 yrs unexpired term with no ground rent) maisonette is set back from the road behind a hard standing leading to side gate leading past the private side garden with garden shed having power and lighting, to the front door allowing access to the accommodation which benefits from gas central heating and comprises of entrance hall, open plan kitchen living room with a range of integrated appliances, various storage options and plenty of space for large dining table, bathroom with 3 piece suite, two bedrooms with closet storage. To the first floor we have large double room with dual aspect and large closet storage. To the rear we have a good sized private rear garden with paved area and bordered by panelled fencing. The property also benefits from a detached single garage accessed off Barn Lane via a gated entrance.



Accommodation

Entrance Hall

Open Plan Living Kitchen Dining Room

15'3" x 11'5" + 6'8" x 12'2" (4.67 x 3.50 + 2.05 x 3.71)

Bathroom

Bedroom One

17'4" max x 12'9" max (5.30 max x 3.89 max)

Bedroom Two

11'2" x 10'1" (3.41 x 3.08)

Bedroom Three

11'2" x 7'6" (3.41 x 2.30)

Private Rear Gardens

Off Road Parking

Garage



TENURE: We are advised that the property is leasehold with 124 years remaining on the lease.

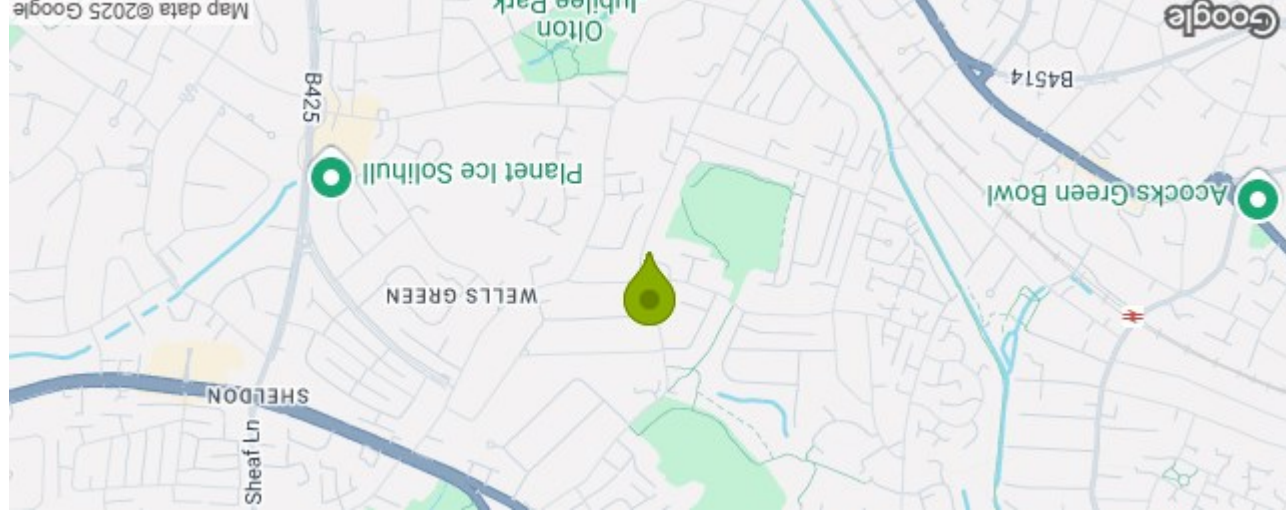
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 21/03/2025. 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 21/03/2025). 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

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.

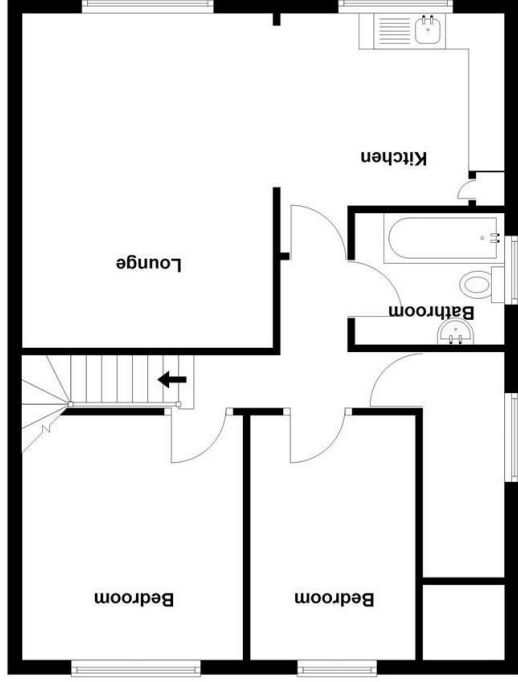


213a Richmond Road Solihull B92 7SA Council Tax Band: B

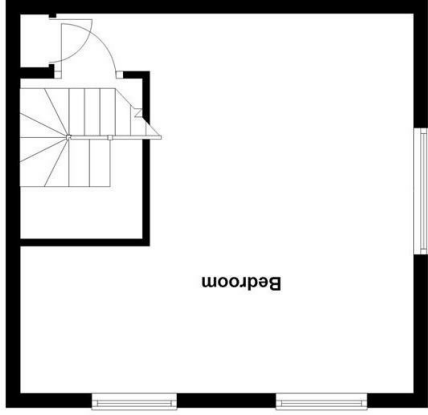
Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	71
Potential	71

EU Directive 2002/91/EC

Total area: approx. 88.8 sq. metres (956.0 sq. feet)



First Floor
Approx. 59.8 sq. metres (643.5 sq. feet)



First Floor
Approx. 29.0 sq. metres (312.4 sq. feet)

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.