

A two-story brick house with a red-tiled roof. The house features a green double garage door on the left, a central arched entrance with a dark red door, and a large bay window on the right. The bay window has white frames and is topped with a smaller window. The house is surrounded by a brick-paved driveway and a green lawn. A yellow oval logo for 'melvyn Danes ESTATE AGENTS' is in the top right corner.

melvyn  
**Danes**  
ESTATE AGENTS

Rectory Road

Solihull

Asking Price £525,000

## Description

Rectory Road which leads from Church Hill Road a short distance from the High Street in the town centre. Alternatively one could take a very pleasant walk along Ladbroke Road through to Malvern Park out to Park Road and subsequently onto New Road which will bring you to the High Street.

The town centre offers excellent shopping facilities and also has its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

This three bedroom semi detached house holds an excellent position on left hand side of the road, has excellent sized room and there is scope for improvement and added value.

The accommodation has potential to extend and add value subject to planning permissions and comprises of, entrance hall with cloaks storage, front reception room with bay window and period feature fire place, rear reception room with French doors onto the gardens and feature fire place, fitted kitchen with access into utility area and further access into the single garage and rear gardens. To the first floor we have three good sized bedrooms one of which has closet eaves storage and the family bathroom with separate WC.

The property backs onto St Alphege Church and is just a short walk from Touchwood Court Shopping Centre. Also falling within Tudor Grange Catchment Area and just a stroll from some prestigious infant school such as St Alphege.



## Accommodation

### Entrance Hall

### Living Room

15'4" x 12'11" (4.69 x 3.96)

### Dining Room

14'2" x 10'9" (4.33 x 3.30)

### Kitchen

12'9" x 7'2" (3.90 x 2.19)

### Utility Space

### Garage

14'2" x 9'0" (4.33 x 2.76)

### Bedroom One

14'2" x 11'1" (4.33 x 3.40)

### Bedroom Two

15'4" x 12'11" (4.69 x 3.96)

### Bedroom Three

10'1" x 9'11" (3.09 x 3.03)

### WC

### Bathroom

8'1" x 7'10" (2.47 x 2.40)

### Private Rear Gardens

### Fore Garden And Off Road Parking



TENURE: We are advised that the property is Freehold.

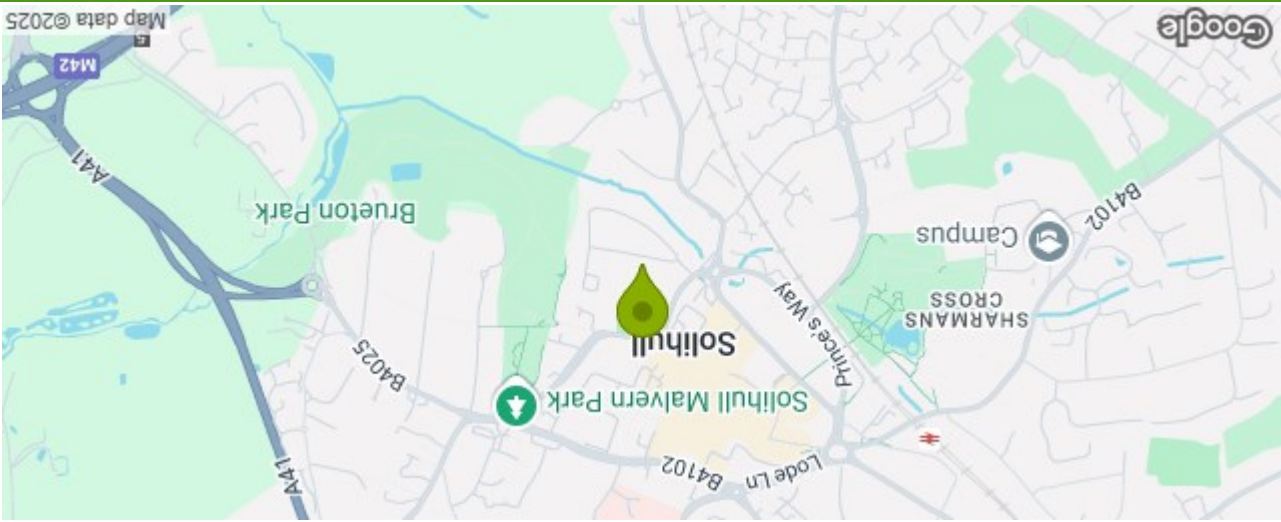
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 05/03/2025. 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 05/03/2025). 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.

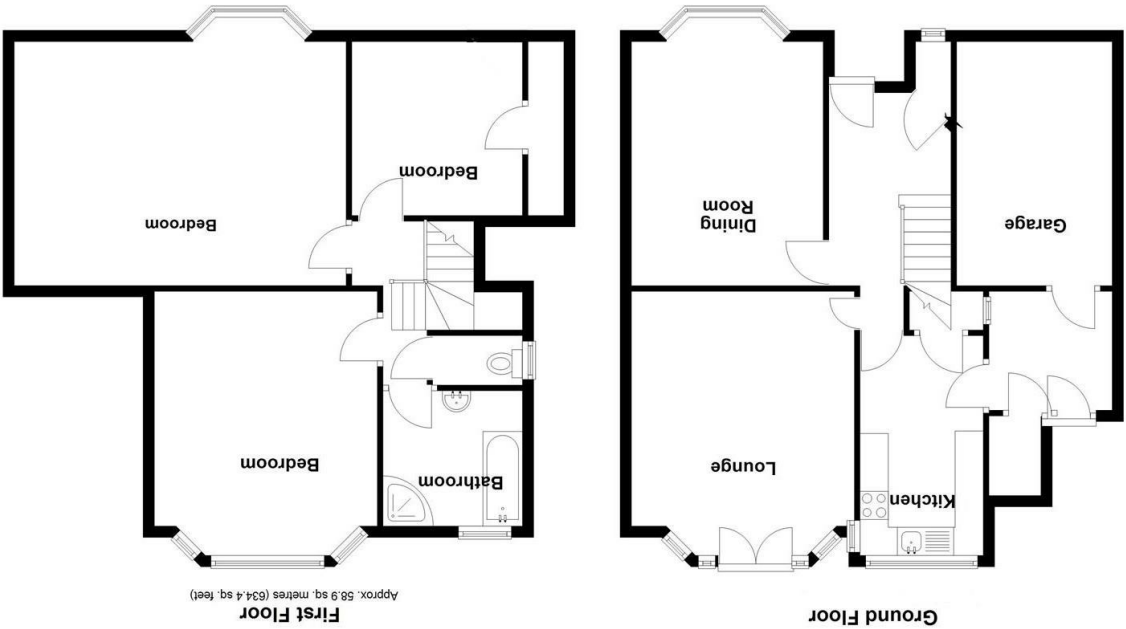
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



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

29 Rectory Road Solihull B91 3RJ  
Council Tax Band: E

Total area: approx. 130.3 sq. metres (1402.6 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.