



melvyn
Danes
ESTATE AGENTS

Heather Grove

Solihull

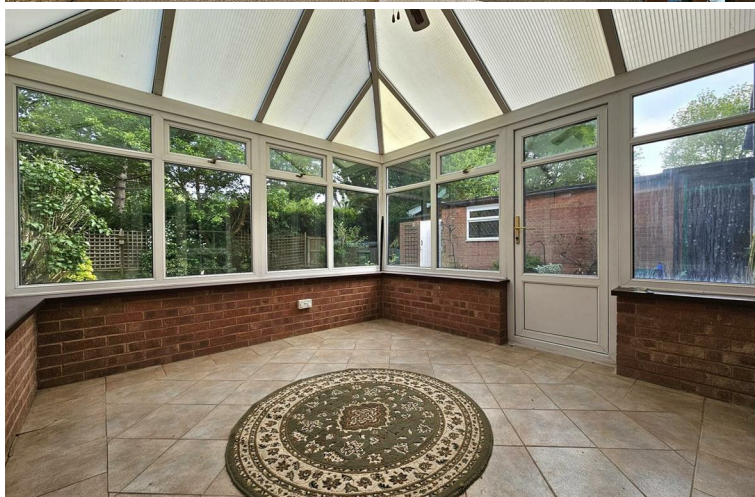
Asking Price £450,000

Description

Heather Grove is a pleasant cul de sac of family homes leading from Lugtrout Lane approximately 1 mile from Solihull town centre. There is easy access from Lugtrout Lane to Damson Parkway which links to the A45 Coventry Road close to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The town centre has excellent shopping facilities including the Touchwood development as well as a thriving business community and main line London to Birmingham railway station within one and a half miles of the property. There are local shops leading off Lugtrout Lane on Damson Lane serving everyday needs and in nearby Wherretts Well Lane is Tudor Grange Primary Academy Yew Tree School and we understand the secondary school catchment is Lode Heath School on Lode Lane again within one and a half mile of the property.

The property has stands on a good sized plot with an extending drive way and fore garden leading to the accommodation which comprises of entrance hall, large living room with French doors into the conservatory, dining room, kitchen breakfast room, utility area and double tandem garage, four bedrooms and family bathroom. Having a good sized rear private garden and ample off road parking to the front holding a private spot on a quiet cul de sac.



Accommodation

Entrance Porch

Entrance Hall

Living Room

21'7" x 12'6" (6.6 x 3.82)

Conservatory

11'5" x 10'7" (3.49 x 3.25)

Dining Room

12'11" x 8'1" (3.95 x 2.48)

Kitchen Breakfast Room

8'9" x 14'11" (2.67 x 4.55)

Double Tandem

Garage/Workshop

35'4" x 9'9" (10.77 x 2.99)

Bedroom One

12'6" x 12'6" (3.83 x 3.82)

Bedroom Two

12'6" x 11'7" (3.83 x 3.54)

Bedroom Three

8'9" x 8'7" (2.67 x 2.64)

Bedroom Four

8'9" x 8'1" (2.67 x 2.48)

Shower Room

Private Gardens

**Off Road Parking And Fore
Garden**



BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 07/05/2024. Actual service availability at the property or speeds received may be different.

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

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individual financial institutions and companies and to ensure that the beneficial owners of the companies and the individuals and companies are approved external service providers which are available in information on companies and individuals. However, we may also provide services to individuals and companies which are not approved external service providers. To avoid this, we ensure that the beneficial owners of the companies and the individuals are approved external service providers which are available in information on companies and individuals. However, we should also check these, for any reason, fail to adequately confirm identity, we may write to you to ask for identification on a number of occasions. If you do not provide the information requested, we will be unable to provide the services requested and we will be unable to provide the services requested and we will be unable to provide the services requested.

A map of the area around Elmdon Heath, showing the location of the Elmdon Heath site (marked with a green dot) relative to the Flash Climbing Centre and Solihull Hospital. The map includes roads like A41 and B4438, and the River Avon.

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

Total area: approx. 1714.5 sq. feet

