



melvyn
Danes
ESTATE AGENTS

Victor Road

Solihull

Asking Price £350,000

Description

Victor Road leads off Glencroft Road which leads out to the A45 Coventry Road along which regular bus services operate and where one will find a good choice of shopping facilities and restaurants. The A45 gives access to the city centre of Birmingham or in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

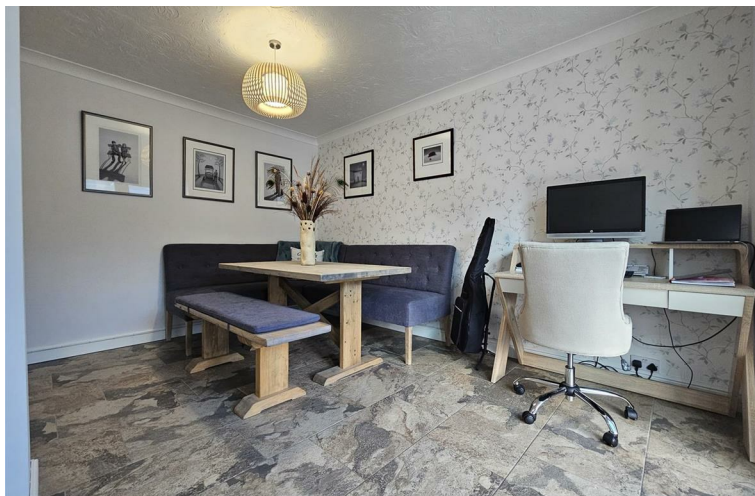
Further shopping will be found in nearby Old Lode Lane at the junction of Valley Road and Hatchford Brook Road and regular bus services operate along here to the town centre of Solihull where one will find an excellent choice of shopping facilities and Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Elmdon Park is a short distance away offering a pleasant area of public open space with children's play area and historic church.

An ideal location therefore for this well presented, extended three bedroomed semi detached property that has been beautifully modernised and offers flexible accommodation approached via a tarmac drive comprising of, entrance porch, through hallway with under stairs storage, living room with feature fire place, open plan kitchen dining room with a fitted kitchen and a range of integrated appliances and access into the utility housing washing facilities and storage and further access into the ground floor WC.

Off the dining space is the good sized conservatory with glazed roof and French doors opening onto the rear garden which has been fully landscaped and offer various seating areas as well as an artificial lawn leading to the cabins. One of the cabins is currently set up as a gym and benefits from power, lighting, storage options as well as being well insulated. The other cabin has a separate insulated store room with the majority of the space being used for further storage.

To the first floor we have two large double bedrooms both with a range of fitted bedroom furniture and wardrobes. The third bedroom is a good sized single currently set up as an office. The bathroom has been refitted and offers a four piece suite with separate walk in shower.



Accommodation

Entrance Porch

Entrance Hall

Living Room

15'4" x 9'10" (4.697 x 3.013)

Kitchen

12'7" x 13'6" (3.839 x 4.138)

Dining Room

13'3" x 9'10" (4.048 x 3.013)

Conservatory

14'5" x 9'5" (4.418 x 2.874)

Utility

9'10" x 4'11" (3.014 x 1.512)

Ground Floor WC

Bedroom One

15'4" x 10'0" (4.685 x 3.059)

Bedroom Two

12'3" x 9'11" (3.739 x 3.048)

Bedroom Three

6'9" x 5'10" (2.062 x 1.798)

Bathroom

5'5" x 13'3" (1.671 x 4.039)

Garden Store

Garden Studio/Gym

Off Road parking



TENURE: We are advised that the property is Freehold.

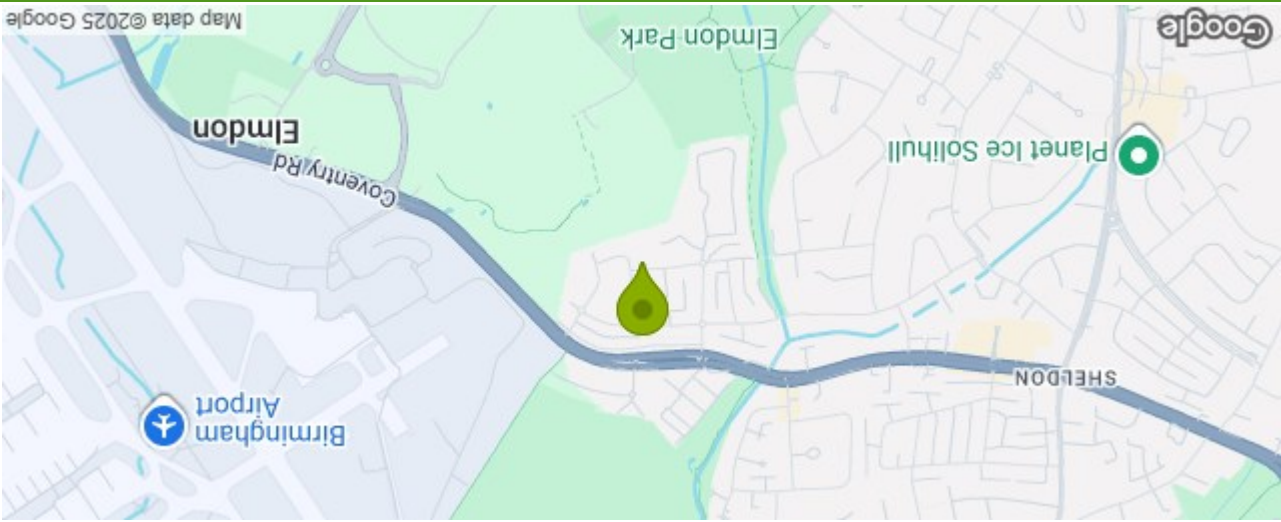
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 29/10/2025. 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 29/10/2025). 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.



160 Victor Road Solihull Solihull B92 9DJ Council Tax Band: C

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

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.

