



melvyn
Danes
ESTATE AGENTS

Witherford Croft
Solihull
Offers Around £379,950

Description

Wetherford Croft leads from Charles Road which is accessed directly from Blossomfield Road, one of the main arterial roads giving access to the town centre of Solihull passing Alderbrook School and Solihull College, adjacent to which is Tudor Grange Park and Leisure Centre. Opposite here is access to Solihull's main line London to Birmingham railway station.

Travelling away from the town centre Blossomfield Road leads into Marshall Lake Road where retail parks are sited and this leads out to the A34 Stratford Road. The A34 gives access to the city centre of Birmingham or travelling in the opposite direction to junction 4 of the M42 motorway and at junction 6 one will find the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

Being in the current ownership in excess of fifty years, this is an excellent larger style semi detached house that is in need of some updating and offers an opportunity for any buyers to make it their own and put their own stamp on it and extend (subject to necessary planning permissions).



Accommodation

FRONT DRIVEWAY

RECEPTION HALLWAY

LOUNGE

13'5" x 11'4" (4.09m x 3.45m)

DINING ROOM

14'0" x 10'5" (4.27m x 3.18m)

KITCHEN

11'4" x 10'10" (3.45m x 3.30m)

GALLERIED LANDING

BEDROOM ONE

14'7" x 10'5" (4.45m x 3.18m)

BEDROOM TWO

11'5" x 10'7" (3.48m x 3.23m)

BEDROOM THREE

11'4" x 7'5" (3.45m x 2.26m)

SHOWER ROOM

REAR GARDEN

SINGLE GARAGE



TENURE: We are advised that the property is Freehold

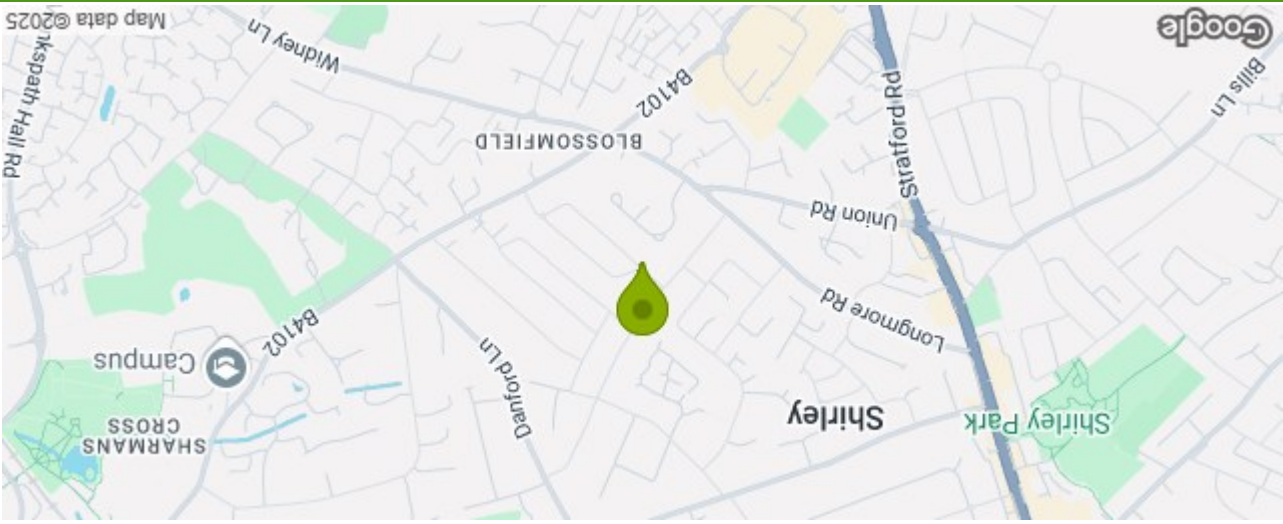
BROADBAND: We understand that the standard broadband download speed at the property is around 10 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 14/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

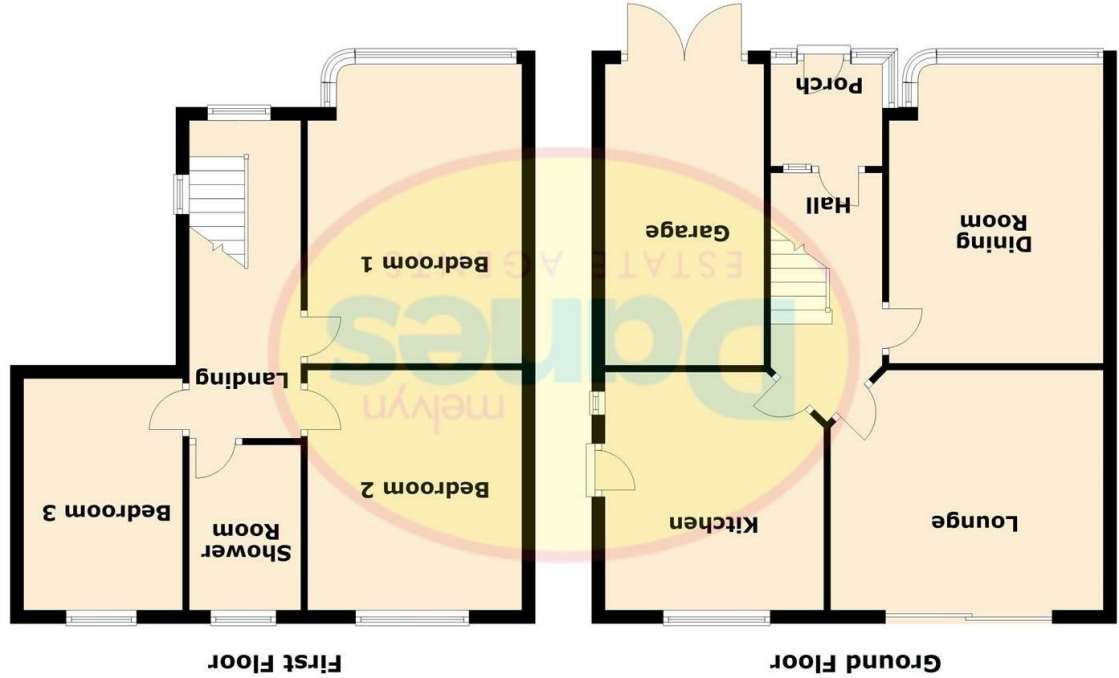
AGENTS NOTE

Under the terms of the estate agency act 1979 we would like to make all interested parties aware that this property is owned by an employee of Melvyn Danes Estate Agents



83 Witherford Croft Solihull B91 1TX
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
	63	80
England & Wales		
EU Directive 2002/91/EC		
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		



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.