



**melvyn**  
**Danes**  
ESTATE AGENTS

**Merryfield Close**

**Damsonwood**

**Offers Around £165,000**



## Description

Merryfield Close is situated on the popular Damsonwood development which leads directly from Lode Lane. Regular bus services operate throughout the development as well as along Lode Lane to the town centre of Solihull where one will find an excellent array of shopping facilities adjacent to which is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

There is easy access along nearby Damson Parkway to the A45 Coventry Road which will take you to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

An ideal location for this modern Bryant built first floor maisonette which benefits from an extended lease, gas central heating, a single garage and is being sold with the benefit of no upward chain.



PORCH ENTRANCE

ENTRANCE LOBBY

LANDING RECEPTION

LOUNGE DINER

16'3" x 11'0" max (4.95m x 3.35m  
max)

KITCHEN

9'8" x 7'6" (2.95m x 2.29m)

BEDROOM ONE

12'11" x 8'6" max (3.94m x 2.59m  
max)

BEDROOM TWO

13'0" x 7'5" (3.96m x 2.26m)

BATHROOM

SINGLE GARAGE



TENURE: We are advised that the property is Leasehold with approximately 129 years remaining.

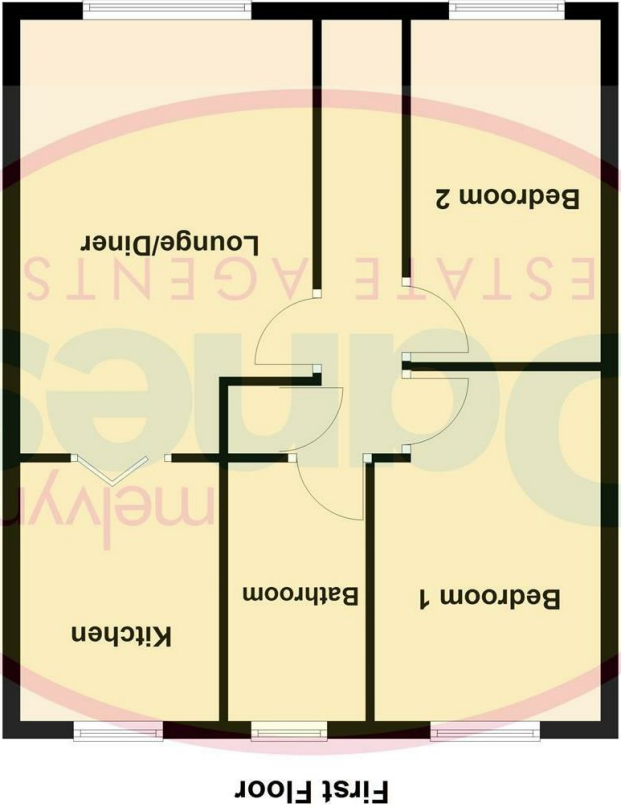
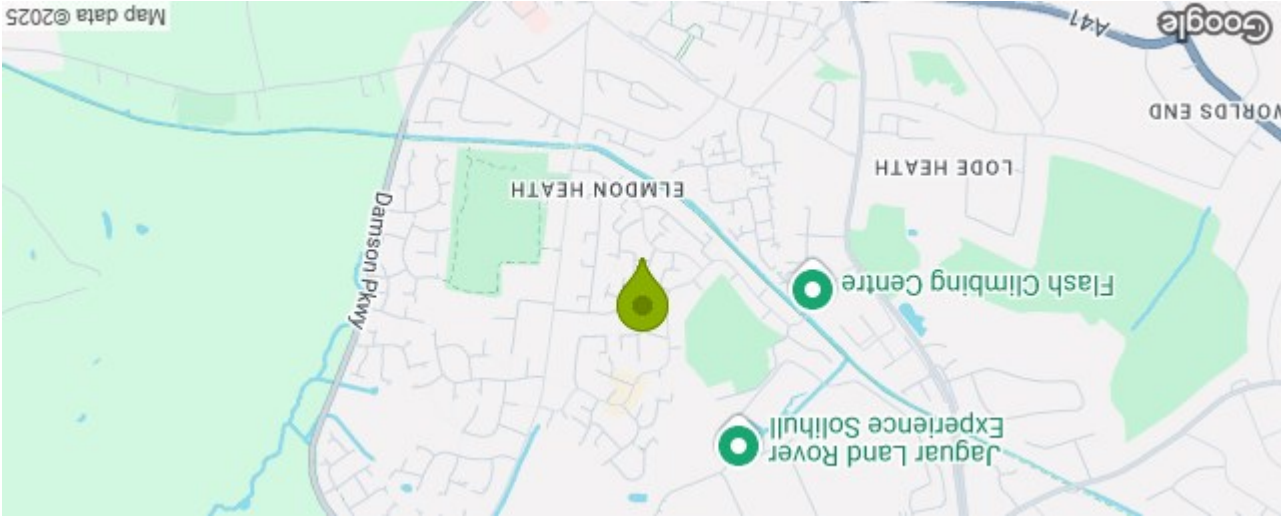
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 07/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 07/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

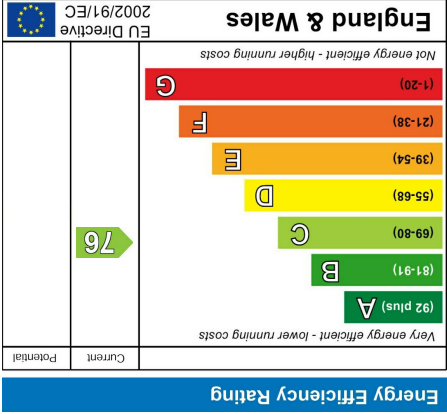
VIEWING: By appointment only with the office on the number below.

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. 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.



23 Merryfield Close Damsomwood Solihull B92 9PW  
Council Tax Band: B



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.