
melvyn
Danes
ESTATE AGENTS
Wellsford Avenue
Solihull
Asking Price £250,000

Description

Wellsford Avenue leads indirectly off Hobs Moat Road which links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find a good choice of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs.

Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a crescent of shops in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property is approached via a pathway leading to the front door entrance allowing access into the accommodation which comprises of entrance hall, dining room with bay window, rear living room with glazed door onto the rear garden, kitchen with side door onto covered side passage/utility that has been incorporated into the coal house.

To the first floor we have three ebdrooms two of which are great sized double and a further single. Off the landing is the bathroom as well as loft access.

To the rear we have an long, mature, private garden mainly laid to lawn with mature borders and planting. At the bottom of the garden is a single garage with adjacent concrete hard standing.













Accommodation

Entrance Hall

Dining Room
9'8" x 12'5" (2.966 x 3.789)

Living Room
12'2" x 9'8" (3.721 x 2.966)

Kitchen
5'1" x 6'10" (1.572 x 2.107)

Covered Side Passage/Utility

Single Garage

Bedroom One
9'7" x 12'4" (2.938 x 3.775)

Bedroom Two
9'7" x 12'3" (2.938 x 3.745)

Bedroom Three
5'4" x 6'6" (1.641 x 2.003)

Bathroom
5'5" x 6'11" (1.652 x 2.127)

Private Rear Gardens

Mature Fore Garden








TENURE: We are advised that the property is Freehold.

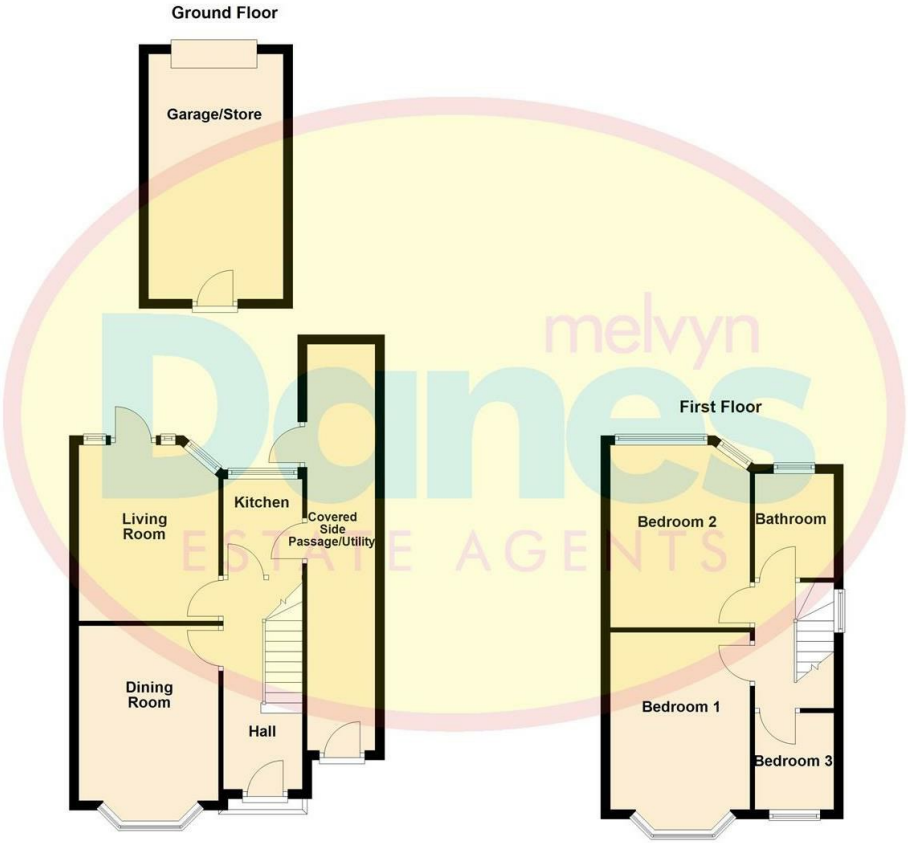
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 01/06/2025. Actual service availability at the property or speeds received may be different.

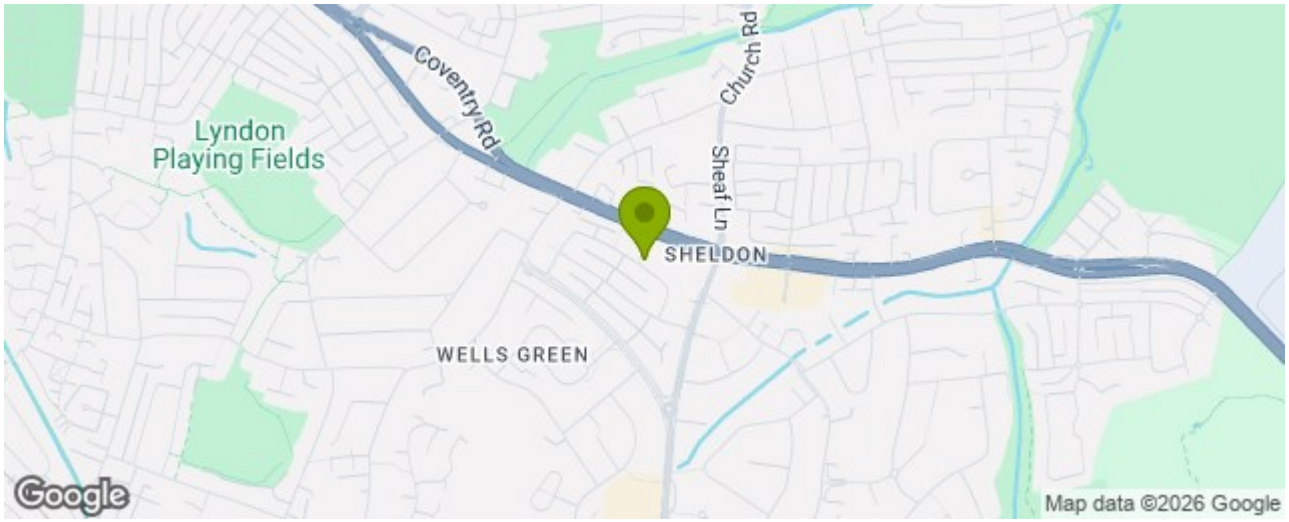
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 12/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

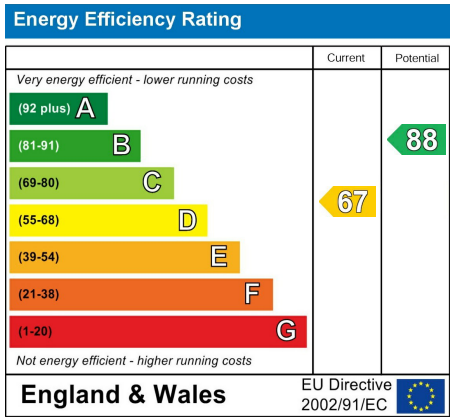
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Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from 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.





119 Wellsford Avenue Solihull Solihull B92 8HB
Council Tax Band: C



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.