melvyn Danes
ESTATE AGENTS

Widney Lane

Solihull

Offers In Excess Of £500,000

Description

Widney Lane is a lovely tree lined road which links Blossomfield Road/Marshal Lake Road and Monkspath Hall Road. Travelling along Widney Lane one will come to Blossomfield Sports Club, Solihull Municipal Club and Indoor Bowling Club in nearby Brick Kiln Lane in addition to the entrance to Hillfiled Park offering lovely walks, childrens playground and duck pond.

A little further on is Widney Junior and Infant School. Turning right off Widney Lane into Whitefields Road are sited Tudor Grange Academy, St Peters Secondary School and to the rear of these schools is Alderbrook Secondary School.

The town centre of Solihull is just over a one mile walk away where there are comprehensive shopping facilities as well as a main line London to Birmingham railway station, Tudor Grange Leisure Centre with swimming pool, athletics track and Solihull College. For those commuters a walk along Widney Lane away from Solihull will bring you to Widney Railway Station adjacent to which is Widney Manor Golf Club.

Local shopping is provided for on nearby Monkspath leading off Shelly Crescent. A continuation along Monkspath Hall Road will bring you to the A34 Stratford Road and turning right here will bring you to shopping facilities in Shirley and to the left to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

An ideal location for this four bedroomed property that offers (stpp) excellent potential to improve and extend. Approached via a shielded sweeping driveway the accommodation sits in a generous plot that offers parking for numerous vehicles and is complements by a large lawned area and significant side plot.

The property is accessed via a covered front door allowing access into the accommodation which comprises of a generous entrance lobby, a bright space with ample room for occasional furniture and further access into the accommodation, first floor and ground floor WC set up with cloaks and shoe storage. The living room is a good size currently serving as a muti purpose room with seating and dining. Further access into the traditional dining room currently set up as a second sitting room with sliding doors onto the landscaped rear garden. Off the dining room is the fitted kitchen, a generous room with integrated appliances and ample storage and space for dining table and chairs. Off the kitchen is the fitted utility with space and plumbing for white good and with rear access into the garden and further access into the single garage with up and over door.

To the first floor we have four bedrooms with a principle bedroom having the benefit of a fitted en-suite shower room. Three of the double rooms benefit from fitted storage as well as airing cupboard and landing storage options. The bathroom is well fitted with bath, toilet, wash basin and separate walk in shower.

To the rear we have a good sized private garden mainly laid to lawn with a lovely porcelain wrap around patio. This property offers great potential for side or rear extensions (STPP).

To the front the sweeping driveway creates a real feeling of exclusivity and with the property being set so far back from the road and with mature shrubs shielding it really is a private and generous plot.

Accommodation

Entrance Lobby
8'5" x 6'7" (2.584 x 2.008)

Ground Floor WC/Cloak Room
5'11" x 6'7" (1.814 x 2.008)

Living/Dining Room
21'10" max x 11'8" (6.661 max x 3.577)

Dining Room/Snug
10'0" x 12'7" (3.054 x 3.839)

Kitchen
12'8" max x 10'5" (3.867 max x 3.185)

Utility
5'7" x 8'2" (1.705 x 2.497)

Garage
16'7" x 8'2" (5.058 x 2.509)

Bedroom One
10'4" x 13'4" max (3.172 x 4.076 max)

En-Suite
5'11" x 4'10" (1.828 x 1.491)

Bedroom Two
12'5" x 9'11" (3.806 x 3.040)

Bedroom Three
14'5" x 8'1" (4.415 x 2.487)

Bedroom Four
8'0" x 10'4" (2.449 x 3.173)

Bathroom
8'1" x 7'4" (2.475 x 2.240)

Private Rear/Side Gardens

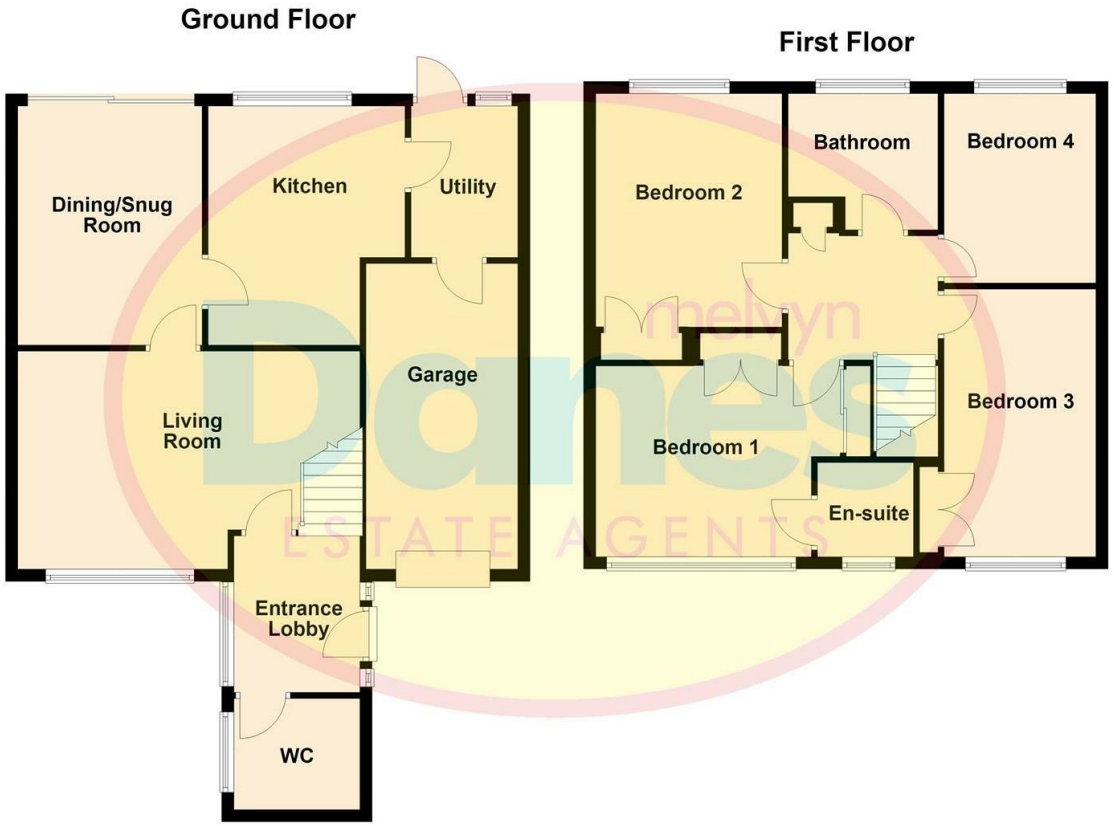
Large Frontage And Off Road Parking

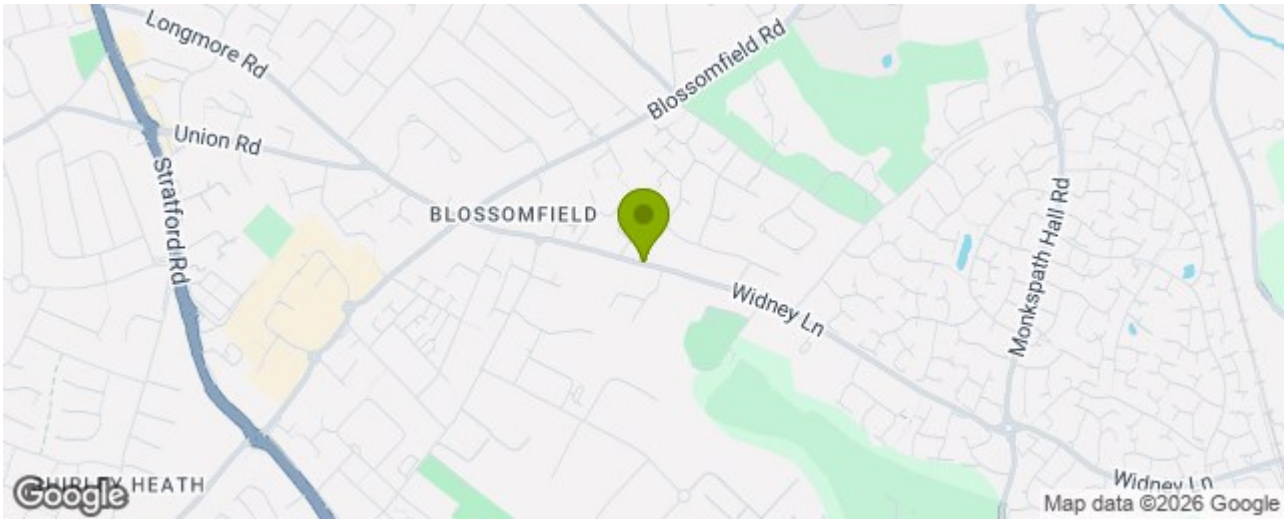
TENURE: We are advised that the property is Freehold

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 06/7/2025 we understand that the standard broadband download speed at the property is around 600 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.





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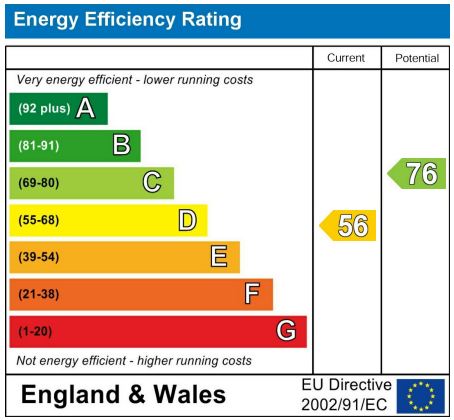
Council Tax Band: E



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.

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