



melvyn
Danes
ESTATE AGENTS



Keswick Road

Solihull

Asking Price £400,000

Description

Keswick Road leads indirectly off Wagon Lane which leads to both the A45 Coventry Road and the A41 Warwick Road via Richmond Road. Along the the A45 there is a wide choice of shopping facilities and restaurants and regular bus services operate to the city centre of Birmingham.

Travelling away from Birmingham along the A45 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.

At the other end of Richmond Road is the A41 Warwick Road where Olton Railway Station will be found offering services to Birmingham and beyond. The A41 also gives direct access into Solihull town centre passing the popular Dovehouse parade of shops.

The property is approached via a paved drive way and fore garden leading to the front entrance allowing access into the accommodation which comprises of entrance porch, entrance hall, dining room with large feature bay window, living room with French doors onto the rear garden, Extended fitted kitchen with space and plumbing for free standing appliances with pantry and a door onto the side utility and ground floor WC that also has access into the garage and rear garden.

To the first floor we have three bedrooms two of which are big doubles with bay windows, the third being a smaller double. Off the landing is the separate WC and the main bathroom fitted with bath and wash basin and airing cupboard storage.

To the rear we have a great sized garden mainly laid to lawn with mature planted beds bordered by panelled fencing. Mid garden is a large patio and at the rear of the garden is a sizeable garden shed.



Accommodation

Entrance Porch

Dining Room

13'0" x 11'1" (3.98 x 3.40)

Living Room

15'2" x 12'3" (4.64 x 3.74)

Kitchen

23'1" x 8'8" (7.04 x 2.66)

Side Utility

6'6" x 7'2" (2.00 x 2.20)

Ground Floor WC

Single Garage

16'9" x 7'6" (5.11m x 2.29m)

Bedroom One

13'3" x 11'6" (4.05 x 3.52)

Bedroom Two

13'0" x 11'1" (3.98 x 3.40)

Bedroom Three

8'6" x 9'11" (2.61 x 3.04)

WC

Bathroom

6'10" x 8'8" (2.10 x 2.66)

Private Rear Gardens

Off Road Parking



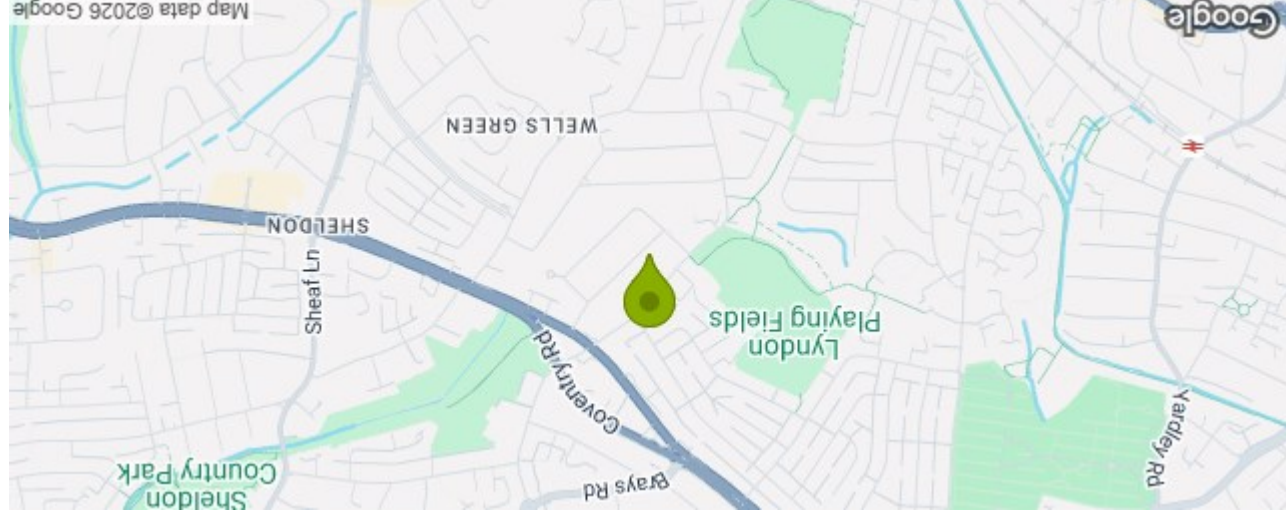
TENURE: We are advised that the property is Freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 10/6/2025 we understand that the standard broadband and download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

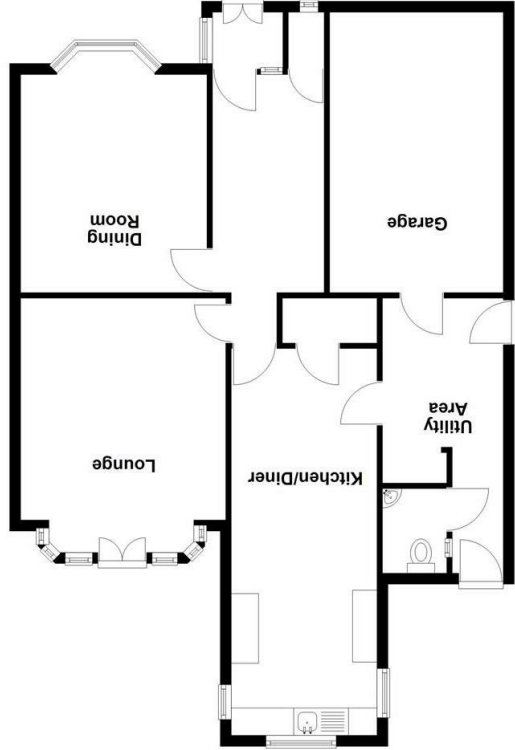


Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	45
Potential	85

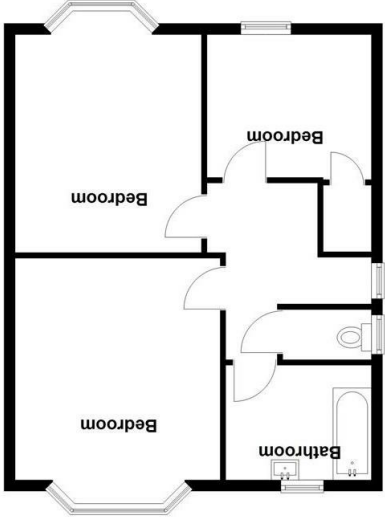
EU Directive 2002/91/EC

65 Keswick Road Solihull Solihull B92 7PL
Council Tax Band: D

Total area: approx. 1424.0 sq. feet



Ground Floor
Approx. 989.9 sq. feet



First Floor
Approx. 434.1 sq. feet

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.