



melvyn
Danes
ESTATE AGENTS

Highwood Avenue
Solihull
Asking Price £320,000

Description

Highwood Avenue runs parallel to Lode Lane and adjoined Dovehouse Lane to Castle Lane. within walking distance on Rodney Road is a popular junior and infant school and we understand the property falls into Lode Heath Secondary School catchment.

Frequent bus services operate along Lode Lane which will take you into the town centre of Solihull or into the city centre of Birmingham via the A45 Coventry Road and local shops will be found in nearby Hobs Moat Road. Solihull town centre is approximately three miles distant and here one will find comprehensive shopping facilities, a thriving business community and main line railway station.

There is a local railway station nearby in Olton offering services into Birmingham and beyond and there is easy road access from the property via Solihull Bypass to the M42 motorway. Alternatively one could travel along the A45 passing the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station to junction 6 of the M42.

The property is available chain free and is approached via a generous drive way affording parking for numerous vehicles that leads to the front porch door and passage gate that leads to the rear gardens. Further access from the porch leads into the accommodation which comprises of, entrance hall with storage cupboard, large living room with glazed sliding doors onto the dining/garden room. A good sized space that has rear garden access and further access round into the kitchen. Off the hallways is the kitchen. A fitted room with a range of integrated appliances and space and plumbing for white goods and currently housing the new boiler.

To the first floor we have three bedrooms two of which are great sized doubles with the third being a large single or a small double and all bedrooms have fitted closet storage. Off the landing is the shower room fitted with walk in shower, wash basin with vanity storage and the toilet.

To the rear we have covered passage access into the garden that benefits from gardeners toilet on mains plumbing that could easily be incorporated into the main accommodation. Off the toilet is a generous brick built store room again an idea space to incorporate into the main accommodation. The garden is a good size and has a large patio that leads to a planted and paved area allowing access into the oversized garden shed/workshop that has power and lighting as well as a green house and further shed storage.



Entrance Porch

Entrance Hall

Living Room

18'10" x 9'11" (5.758 x 3.039)

Dining/Garden Room

16'5" x 9'2" (5.029 x 2.798)

Kitchen/Breakfast Room

12'11" max x 14'4" (3.938 max x 4.378)

Bedroom One

15'2" x 10'5" (4.631 x 3.182)

Bedroom Two

11'4" x 9'11" (3.478 x 3.030)

Bedroom Three

9'11" x 7'2" (3.041 x 2.206)

Shower Room

8'0" x 6'4" (2.457 x 1.947)

Private Rear Gardens

Off Road Parking



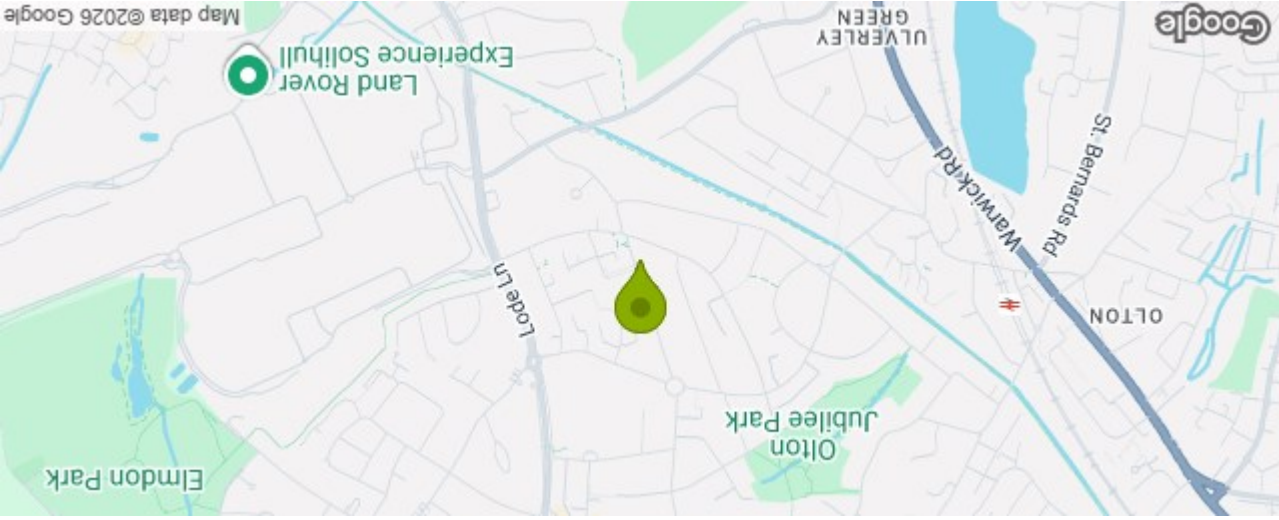
TENURE: We are advised that the property is Freehold.

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, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

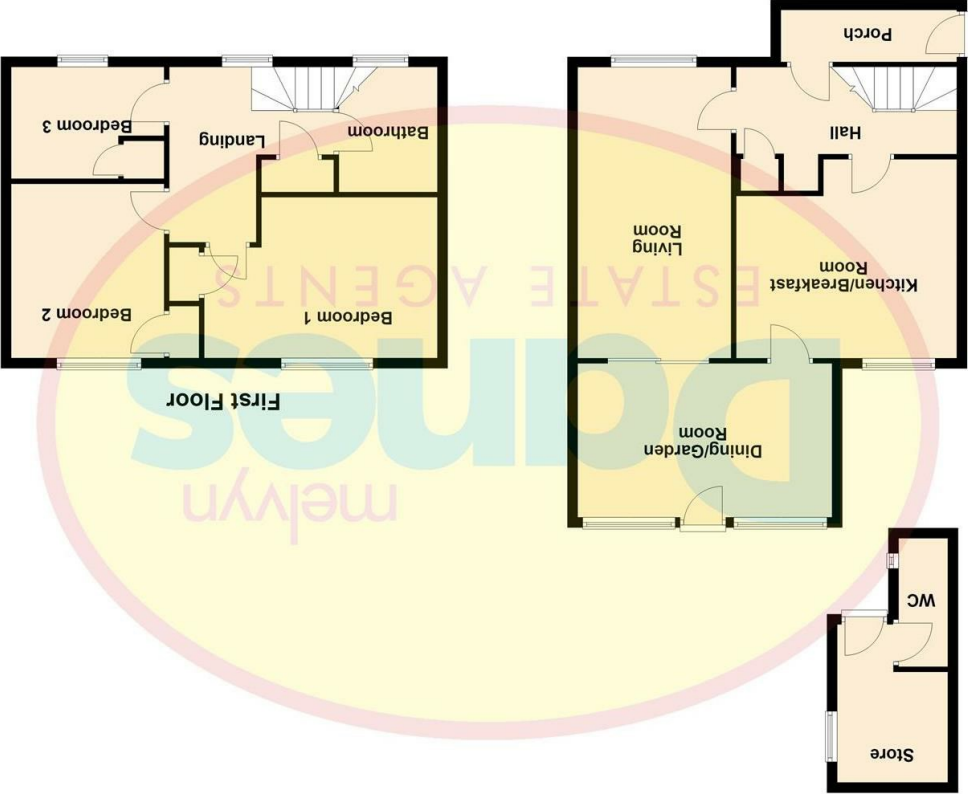
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 16/10/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 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.



Ground Floor



79 Highwood Avenue Solihull Solihull B92 8SX
Council Tax Band: C

Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs		
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		
EU Directive 2002/91/EC		
Current		69
Potential		75

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.