

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "Danes" is written in a large, bold, green sans-serif font. Above "Danes", the word "melvyn" is written in a smaller, lowercase, green sans-serif font. Below "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, green sans-serif font.

melvyn
Danes
ESTATE AGENTS

A three-story brick building with a mix of red and dark brown brickwork. The building has several white-framed windows, some of which are double-hung. A large, rounded green bush is in the foreground on the right. A black brick wall runs along the front of the property. A road with a double yellow line is in the foreground. A blue and white signpost is on the left side of the road.

Old Warwick Road

Solihull

Offers Around £185,000

The Old Warwick Road leads between the A41 Warwick Road and St Margarets Road which in turn joins Kineton Green Road In Olton. Set In A Very Convenient Location And Benefiting From A Wide Variety Of Local Amenities Including Olton Railway Station Offering Commuter Services To Birmingham and Beyond.

Local shopping will be found along the A41 Warwick Road in Olton Hollow and the popular Dovehouse parade serving everyday needs with more comprehensive shopping in Solihull town centre.

Regular bus services operate along the Warwick Road into Solihull or in the opposite direction to Acocks Green and the city centre of Birmingham.

There is easy access to the M42 motorway at junction 5 and at junction 6 is access to the National Exhibition Centre and Birmingham International Airport and Railway Station.

This beautifully presented and fully refurbished second floor flat is situated on the corner of St Margarets Road and Warwick Road and enjoys views of the nearby church. A communal driveway leads past the gated garages to parking and the communal entrance door where number 23 can be found on the first floor via a stairway.

A front door opens into a bright and spacious hallway with access to the lounge, refitted kitchen with modern units and integrated appliances, two generous double bedrooms, refitted shower room, the apartment looks out over the neighbouring St Margarets church and is set in well maintained grounds with gated garage en block.

It is withing walking distance to trains, buses, local shops and excellent schooling, subject to the local education authority.

Ideal for first time buyers, buy to let or and anyone downsizing to very convenient apartment living.



ACCOMMODATION

COMMUNAL ENTRANCE

HALLWAY

LOUNGE

17'6 x 10'0

REFITTED KITCHEN

16'5 x 7'5

BEDROOM 1

13'0 x 10'5

BEDROOM 2

13'10 x 8'11

REFITTED SHOWER ROOM

8'8 x 7'0

COMMUNAL PARKING & GARDENS



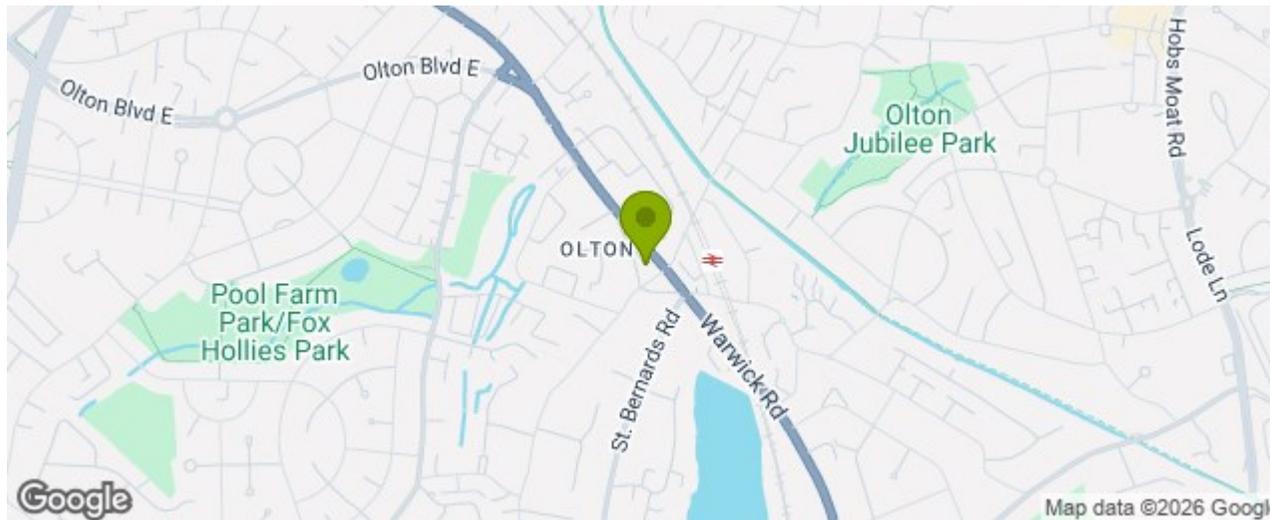
TENURE We are advised that the property benefits from an extended lease with 99 years remaining, nil ground rent and an annual service charge of £1,303.

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 4/3/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000Mbps. 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.



Old Warwick Road Solihull Solihull B92 7JT
Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.