

melvyn
Danes
ESTATE AGENTS



Yew Tree Lane

Solihull

Asking Price £600,000

Description

This three bedroomed detached bungalow is located in a premium spot and offers huge potential for development and added value whilst also offering spacious and bright accommodation in its current structure.

Yew Tree Lane is located just off the A41 Warwick Road walking distance to the town centre of Solihull which offers an excellent array of shopping facilities, a wide choice of restaurants and bars and with convenient access to Solihull's main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is conveniently situated for Solihull School, St Martin's Girls School along with Malvern and Brueton Parks, pleasant areas of public open space with a tea room, wildlife centre, duck pond, tennis court and children's play area.

There is easy access via the A41 to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station, making this an ideal location for those looking for generous accommodation close to so many amenities and good transport links.

The property is accessed via a good sized drive way leading to the front porch door allowing access into inner hall and accommodation which comprises of living room with French doors into a conservatory with further access into the rear garden, dining room with double glazed doors into the living room and a further door to the hallway. Fitted low level kitchen with integrated appliances.

The double garage has been formally converted into a huge bedroom with en-suite wet room shower and a door opening onto the rear garden. Off the hall way we have two further double bedrooms and the fitted family bathroom.

To the rear we have mature gardens with shrubbery borders and mainly laid to lawn with wrap around block paving with the front drive offering parking for a host of vehicles and potential for further structure subject to planning permission.



Accommodation

Entrance porch

Entrance Hall

Living Room

12'5" x 15'10" (3.81 x 4.84)

Dining Room

10'10" x 10'6" (3.32 x 3.21)

Kitchen

11'10" x 10'6" (3.61 x 3.22)

Conservatory

8'1" x 13'11" (2.47 x 4.26)

Bedroom One

22'9" max x 15'3" (6.94 max x 4.65)

En-Suite

Bedroom Two

12'5" x 15'10" (3.81 x 4.85)

Bedroom Three

9'11" x 10'9" (3.03 x 3.30)

Family Bathroom

7'1" x 16'2" (2.17 x 4.93)

Private Rear Gardens

Off Road Parking



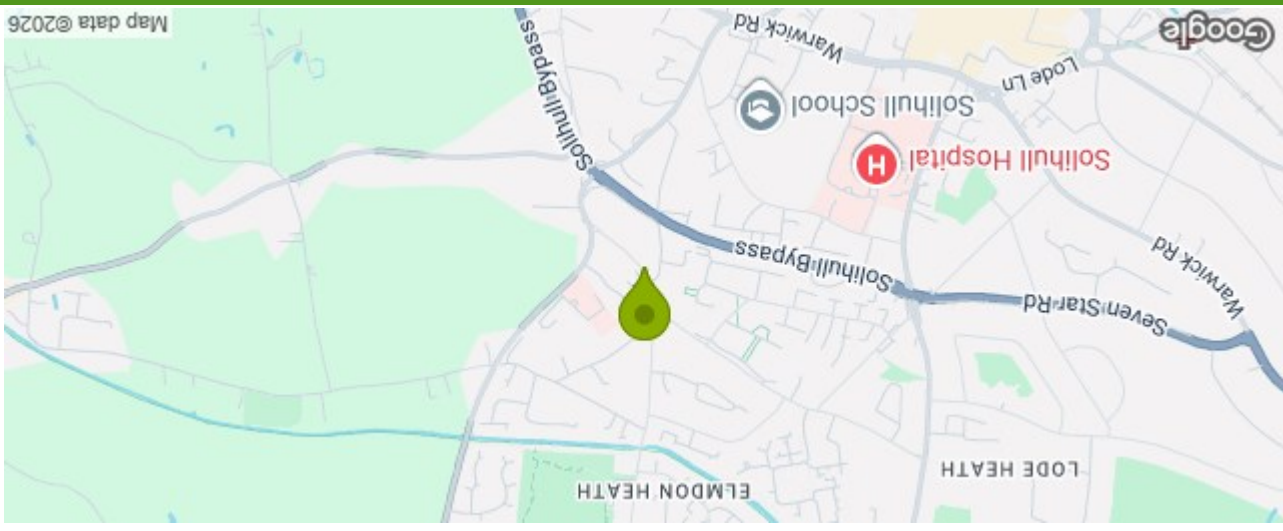
TENURE: We are advised that the property is Freehold.

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 12/03/2026 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 5000 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.

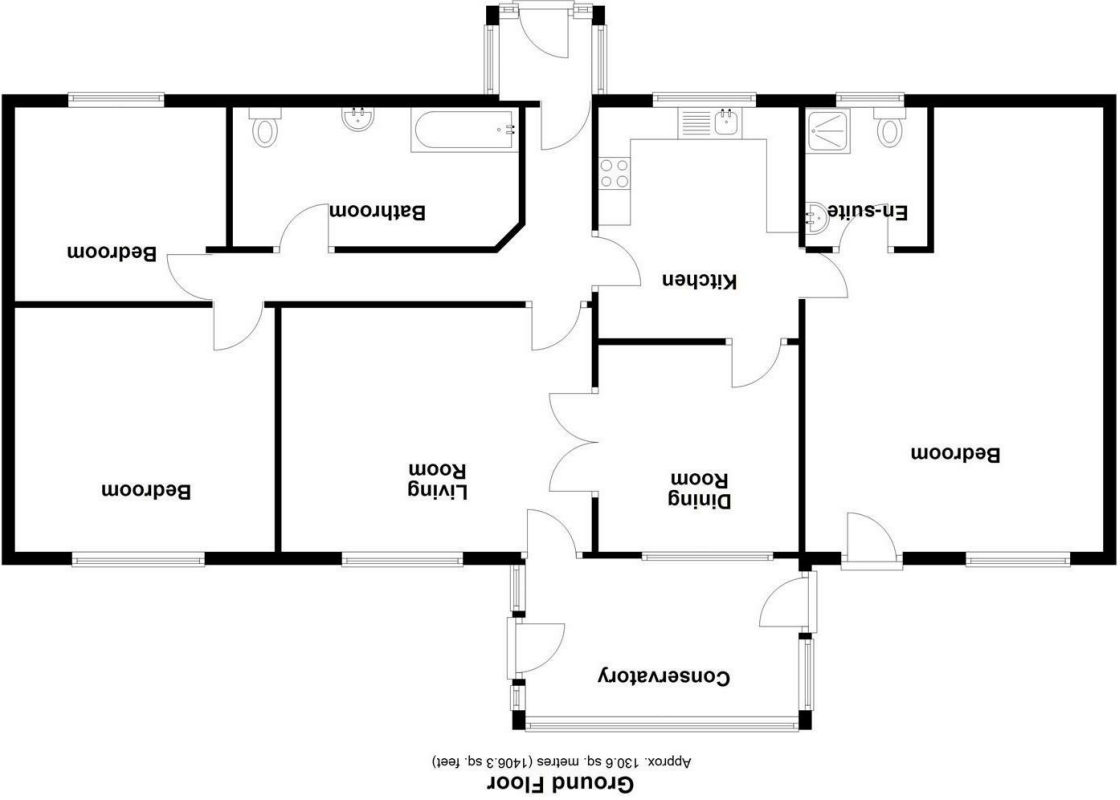


39 Yew Tree Lane Solihull B91 2PD Council Tax Band: E

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	58
Potential	73

EU Directive 2002/91/EC

Total area: approx. 130.6 sq. metres (1406.3 sq. feet)



Ground Floor
Approx. 130.6 sq. metres (1406.3 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.