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FOR SALE
Walford Drive
Solihull
By Auction £275,000

Description

Discover the exciting potential of this four-bedroom dormer-style bungalow on Walford Drive, offering a superb opportunity to create a personalised family home in a well-connected Solihull location. The property, while benefiting from cosmetic updating, presents a fantastic chance to add significant value and enjoy flexible living spaces.

Set back from the road in an elevated position, the property features a tarmac driveway and a fore garden. The accommodation is accessed via a welcoming porch leading into the entrance hall. The bright living room, complete with a fireplace, provides access to a charming front-facing balcony – an ideal spot for morning coffee. Adjacent to the living room is a sizeable fitted kitchen, offering ample space for white goods and integrated appliances, with further access into a large conservatory.

Walford Drive leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road holding an elevated position behind a tarmac drive way and fore garden mainly laid to lawn. The accommodation is accessed via a porch and comprises of, entrance porch, entrance hall, Living Room with fire place and access onto the front facing balcony. Off the living room is the sizeable fitted kitchen with space for white goods and integrated appliances with further access into the large conservatory.

Off the hallway are two double bedrooms and the family bathroom. To the first floor we have two further double bedrooms, one with significant eaves storage and the other with a fitted en-suite.

To the rear we have a split level garden offering mature planted borders and beds and with various seating areas as well as garden sheds and storage options. the garden open out onto open space that links up with Elmdon park, an ideal route straight onto the parkland.

To the front off the driveway we have access into the single garage via split barn style doors.













Accommodation

Kitchen
12'10 x 9'06 (3.91m x 2.90m)

Living/dining room
17'11 x 10'06 max (5.46m x 3.20m max)

Conservatory
24'07 x 7'11 (7.49m x 2.41m)

Downstairs Bathroom
7'3" x 5'8" (2.22 x 1.73)

Bedroom 1
15'09 x 9'11 (4.80m x 3.02m)

En-suite
9'10" x 10'9" (3.02 x 3.29)

Bedroom 2
15'09 x 9'06 max (4.80m x 2.90m max)

Bedroom 3
11'10 x 9'10 max (3.61m x 3.00m max)

Bedroom 4
10'11 x 8'10 (3.33m x 2.69m)

Single Garage

Rear Garden

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 29/4/2025 we understand that the standard broadband 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.

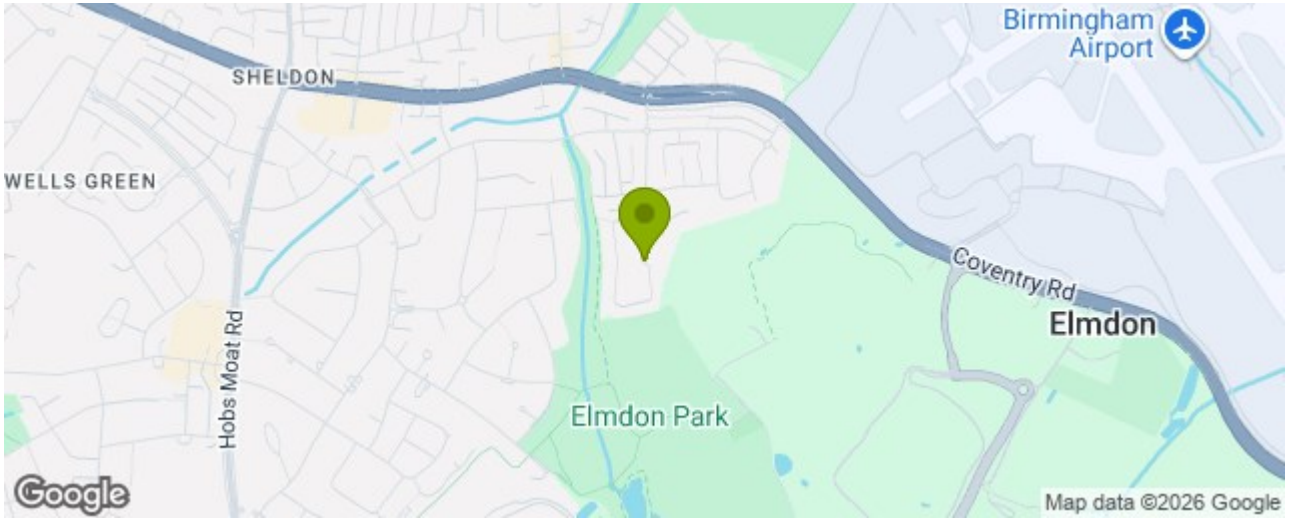
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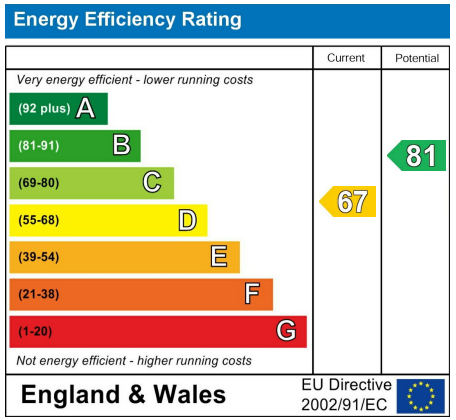
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Total area: approx. 1504.2 sq. feet



37 Walford Drive Solihull Solihull B92 9DW
Council Tax Band: D



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