
melvyn
Danes
ESTATE AGENTS
Stonor Park Road
Solihull
Asking Price £475,000

Description

Stonor Park Road leads directly off Streetsbrook Road one of the main arterial rods providing access to Solihull Town Centre. It is a wider than usual tree lined road with a selection of traditional detached and semi detached properties.

The town centre of Solihull offers excellent shopping facilities and business premises together with a main line London to Birmingham railway station and Solihull station being within walking distance.

There is easy access via the Warwick Road to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

The property occupies an enviable position with excellent schools in close proximity (Oak Cottage primary) with a wide deep frontage and offers good off road parking and fore garden. The property is accessed via a glazed upvc door leading into the accommodation which comprises of entrance hall with ground floor WC, dining room with large bay window and feature fire place, living room with fire place and sliding doors onto the rear garden, extended fitted kitchen with space and plumbing for white goods and integrated appliances and benefits from a sliding doors onto the rear garden and an internal doors into the single garage.

To the first floor we have three bedrooms two of which are excellent sized double rooms with the third being a generous single with over stair storage. Off the landing is access into the family bathroom. A well fitted suite with bath, separate shower, toilet and wash basin.

To the rear we have a good sized private south facing garden mainly laid to lawn with mature shrub borders and panelled fencing complemented by a generous patio.













Accommodation

Entrance Hall

Dining Room
12'0" x 15'11" (3.659 x 4.859)

Living Room
11'0" x 12'4" (3.357 x 3.770)

Kitchen Breakfast Room
15'7" x 10'6" (4.760 x 3.201)

Ground Floor WC

Bedroom One
10'9" x 15'10" (3.288 x 4.839)

Bedroom Two
11'10" x 12'5" (3.616 x 3.795)

Bedroom Three
8'10" x 7'8" (2.705 x 2.341)

Family Bathroom
6'5" x 8'7" (1.981 x 2.625)

Single Garage
7'6" x 15'10" (2.293 x 4.851)

Private Rear Gardens

Off Road Parking













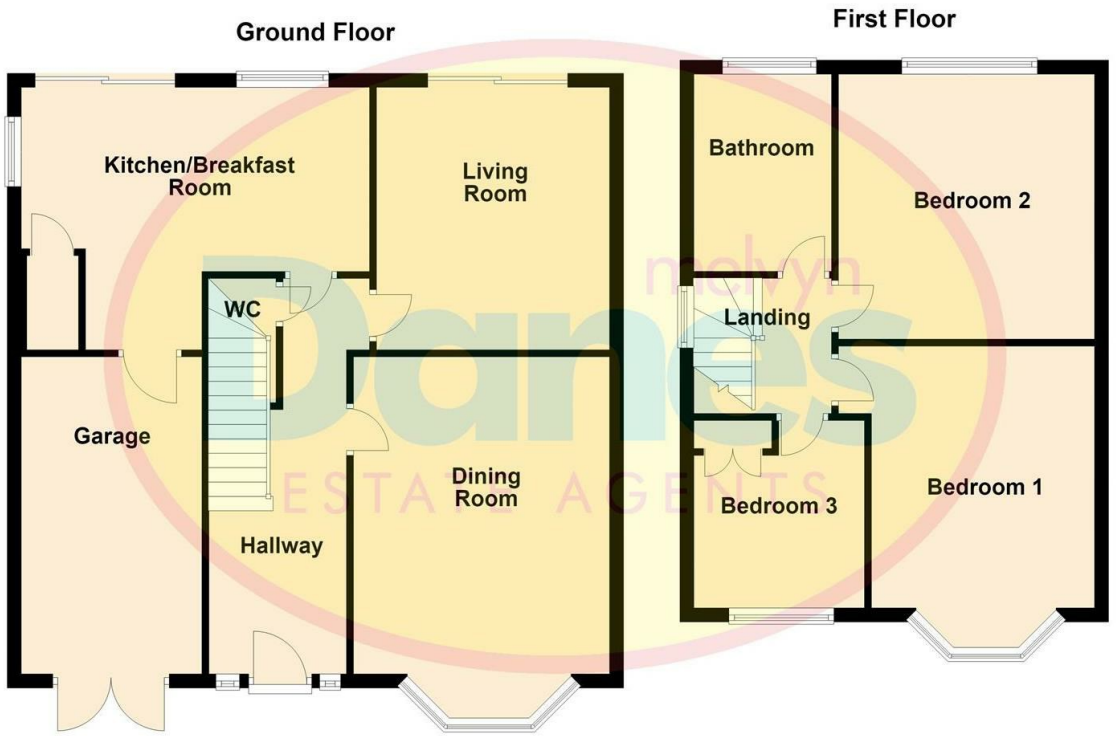
TENURE: We are advised that the property is Freehold.

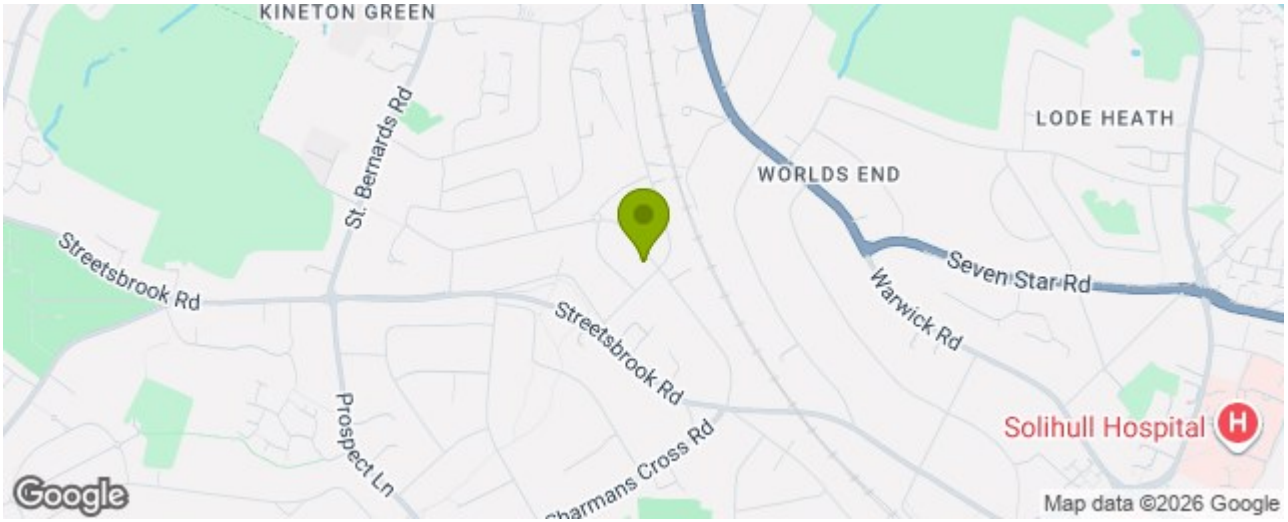
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.org.uk for broadband and mobile coverage at the property. From data taken on 14/07/2026 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.

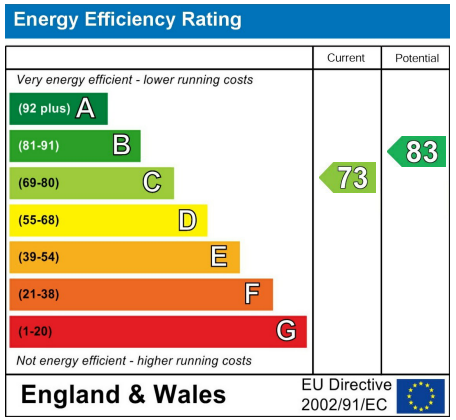
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.





65 Stonor Park Road Solihull Solihull B91 1EQ
Council Tax Band: E



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.