



melvyn
Danes
ESTATE AGENTS

Windrush Close

Solihull

Offers In Excess Of £160,000

Description

Windrush Close is sited off Moordown Avenue which in turn leads to Ulleries Road which joins Lyndon Road which gives access to both the A45 Coventry Road and the A41 Warwick Road where one will find Olton Railway Station offering regular services to Birmingham and beyond.

Local bus services operate along Ulleries Road which also joins Hobs Moat Road where one will find a crescent of local shops together with a choice of restaurants and takeaway outlets. There are further shopping facilities along the A45 which gives access to the city centre of Birmingham and travelling in the opposite direction along here, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This three bedroom Duplex apartment is located on the 3rd and 4th floors and access via a communal staircase with secure intercom.

The property is accessed via a UPVC front door which leads into the hallway allowing access into the fitted kitchen which benefits from a range of integrated appliances. Off the hall is the large open plan living/Dining room. A lovely bright room with ample space for numerous seating options as well as dining table and chairs. this room benefits from direct access onto a private balcony. An ideal sitting or growing space.

To the upper floor there are three bedrooms all of which are good sized doubles as well as the family bathroom which has been recently refitted by the current owner.

The property also benefits from a single garage accessed via secure metal gates and communal gardens to the rear.



Accommodation

Communal Entrance lobby

Private Entrance Hall

Kitchen

9'11" x 8'11" (3.023 x 2.721)

Living/Dining Room

15'2" x 15'3" (4.632 x 4.662)

Balcony

Bedroom One

15'2" x 9'0" (4.644 x 2.766)

Bedroom Two

7'1" x 9'11" (2.183 x 3.031)

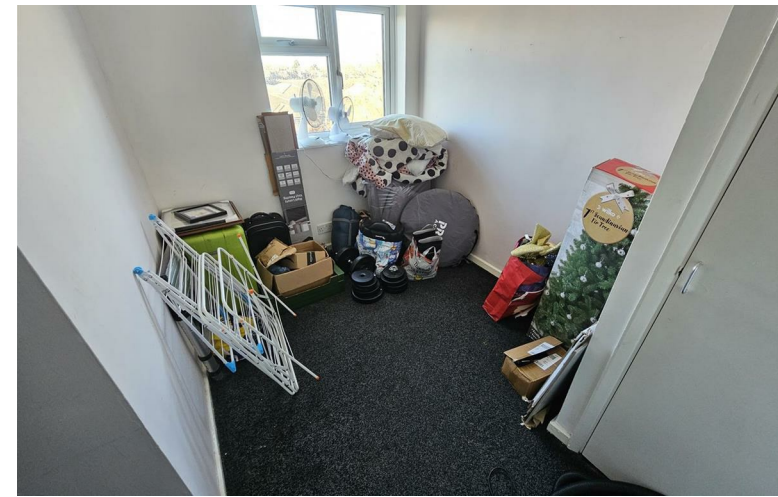
Bedroom Three

6'1" x 12'3" (1.860 x 3.745)

Bathroom

5'4" max x 7'10" max (1.646 max x 2.409 max)

Single Garage



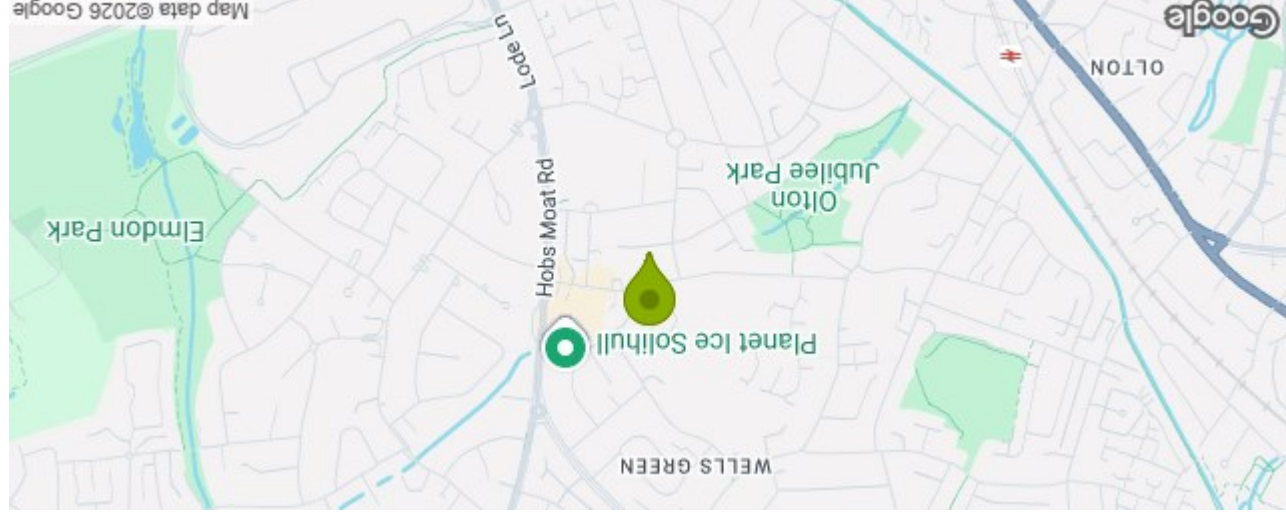
TERMS: We are advised that the property is Leasehold

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 30/3/2026 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.

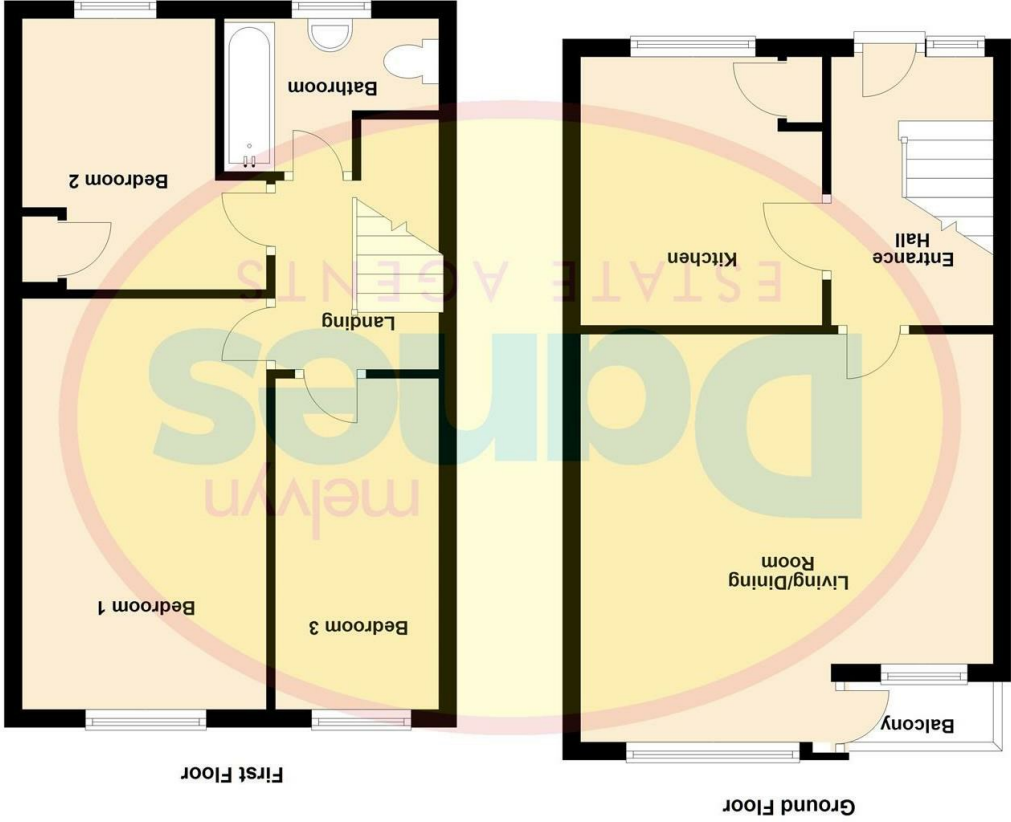
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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

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.



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	
EU Directive 2002/91/EC	

61 Windrush Close Solihull B92 8QP
Council Tax Band: B



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.