

melvyn  
**Danes**  
ESTATE AGENTS

Farmstead Road

Solihull

Asking Price £400,000

## Description

Farmstead Road links Tanhouse Farm Road and Mayswood Road and leads from Old Lode Lane where one will find local shopping, primary school and along which regular bus services operate to the town centre of Solihull or out to the A45 Coventry Road in Sheldon and on into the city centre of Birmingham.

Travelling away from Birmingham along the A45 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.

At the end of Tanhouse Farm Road is Elmdon Park, a pleasant area of public open space with children's play area, duck pond and historic church, and therefore an ideal location for this family home within walking distance of various good schools.

The property is set back from the road behind a paved driveway and fore garden leading to the accommodation which is access via a composite door and comprises of entrance hall, good sized living room with bay window log burner, open plan kitchen dining room. A fabulous room with central island, a range of fitted appliances, drop down and led lighting, bi fold doors into the rear garden and access into the utility with further access into the single garage. Off the kitchen is the ground floor WC and the play room, a good sized flexible room with French doors onto the rear garden.

To the first floor we have three bedrooms two of which are great sized doubled with the principle room being to the rear with a large bank of quality built in storage. The third is a smaller room but still generous compared to some. The family bathroom is well fitted with a 3 piece suite including thermostatic shower over bath with glass screen.

To the rear we have a generous garden with patio and decking area leading to a large lawn bordered by mature shrubs with garden shed and children's play area with artificial turf.

to the front there is ample off road parking for numerous vehicles with a small fore garden.



## Accommodation

### Entrance Hall

### Living Room

10'0" x 16'3" (3.065 x 4.976)

### Open Plan Kitchen Dining Room

19'5" x 15'2" (5.924 x 4.634)

### Play Room

8'7" x 13'10" (2.637 x 4.232)

### Utility

5'4" x 6'10" (1.636 x 2.086)

### Ground Floor WC

### Bedroom One

10'3" x 11'5" (3.145 x 3.480)

### Bedroom Two

10'3" x 11'11" (3.130 x 3.652)

### Bedroom Three

8'5" x 6'11" (2.590 x 2.132)

### Bathroom

5'6" x 6'0" (1.694 x 1.834)

### Single Garage

7'11" x 14'10" (2.430 x 4.537)

### Private Rear Gardens

### Off Road Parking



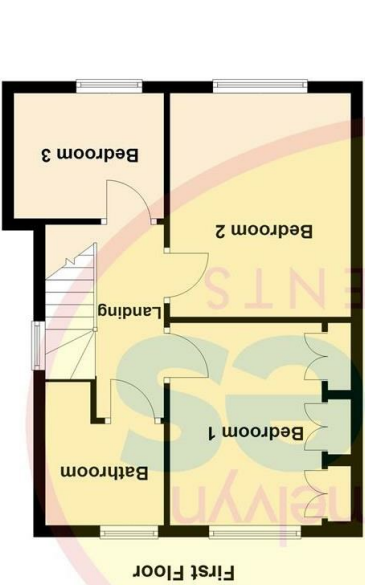
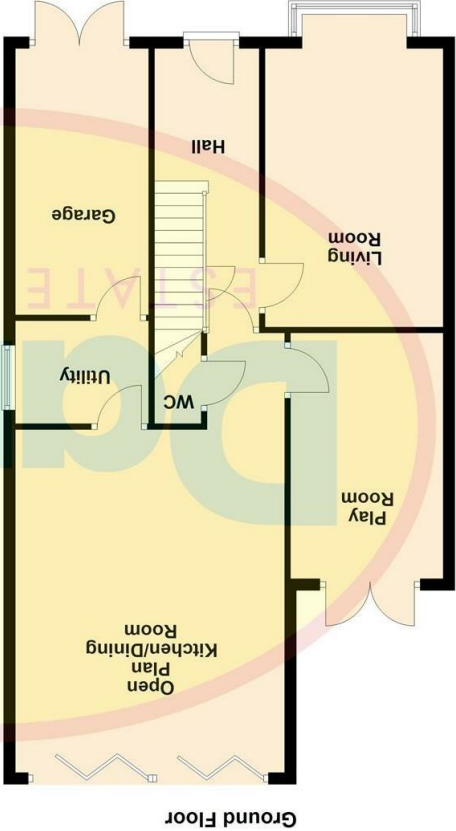
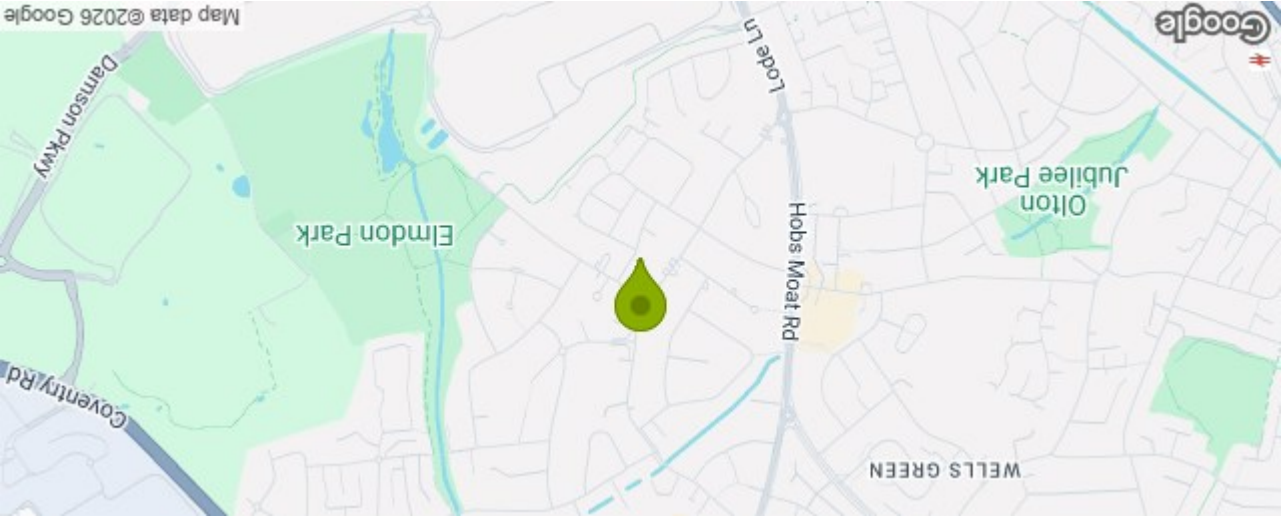
TENURE: We are advised that the property is Freehold

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, 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](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 27/03/2025 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.

**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.



16 Farmstead Road Solihull B92 9ET  
Council Tax Band: D

| Energy Efficiency Rating                    |         |  |
|---------------------------------------------|---------|--|
| Very energy efficient - lower running costs |         |  |
| A                                           | (81-91) |  |
| B                                           | (69-80) |  |
| C                                           | (55-68) |  |
| D                                           | (39-54) |  |
| E                                           | (21-38) |  |
| F                                           | (1-20)  |  |
| Not energy efficient - higher running costs |         |  |
| G                                           |         |  |
| 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.