

melvyn  
**Danes**  
ESTATE AGENTS

Victor Road

Solihull

Asking Price £280,000

## Description

Victor Road leads off Glencroft Road which leads out to the A45 Coventry Road along which regular bus services operate and where one will find a good choice of shopping facilities and restaurants. The A45 gives access to the city centre of Birmingham or 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.

Further shopping will be found in nearby Old Lode Lane at the junction of Valley Road and Hatchford Brook Road and regular bus services operate along here to the town centre of Solihull where one will find an excellent choice of shopping facilities and Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Elmdon Park is a short distance away offering a pleasant area of public open space with children's play area and historic church.

An ideal location therefore for this well presented semi detached property that offers great potential to improve and add value. Sitting proud on a good sized plot with great scope for extensions subject to planning.

Approached via a gated tarmac and block edged driveway leading to the upvc glazed front entrance porch allowing access into the accommodation which comprises of entrance hall, through living dining room with bay window and a glazed door onto the garden room/utility with a further door onto the garden. Off the hall there are storage options as well the fitted kitchen with a range of integrated appliances.

To the first floor we have three bedroom two of which are great sized doubles with period features intact. The third bedroom is a single and off the landing is the shower room with stand alone shower and loft access.

To the rear and side is a private garden with mature planting and panelled fencing, garden shed and mainly gravelled for ease of maintenance with side gate access onto the large sweeping frontage with gated parking, mature planting and lawn area bordered by a smart brick wall.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Through Lounge/Dining Room**

22'2" x 9'2" (6.76 x 2.81)

**Fitted Kitchen**

10'6" x 6'10" (3.21 x 2.09)

**Garden Room/Utility**

4'10" x 15'4" (1.49 x 4.68)

**Bedroom One**

10'11" x 9'0" (3.34 x 2.75)

**Bedroom Two**

10'11" x 9'0" (3.35 x 2.75)

**Bedroom Three**

7'7" x 6'0" (2.33 x 1.83)

**Shower Room**

7'1" x 6'0" (2.18 x 1.83)

**Private side And Rear Gardens**

**Off Road Parking And Fore Garden**



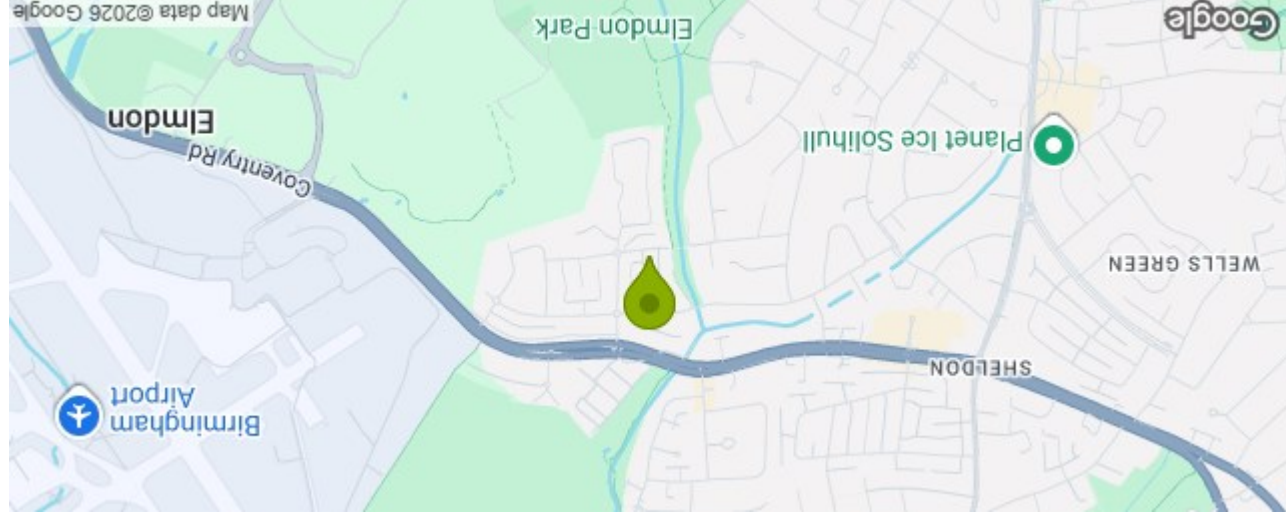
TENURE: We are advised that the property is Freehold

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](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 02/03/2025 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.



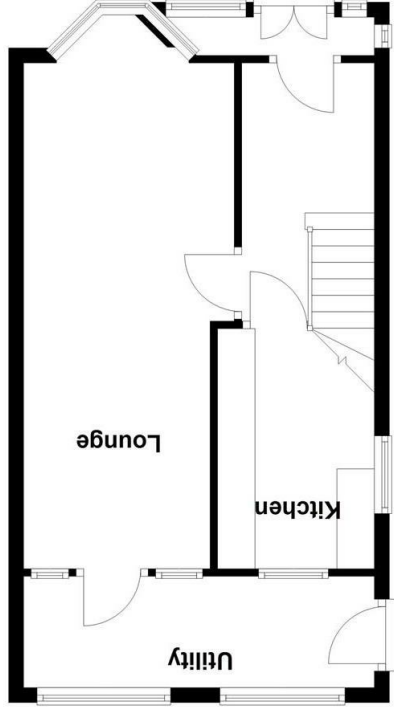
Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
	(81-91) <b>B</b>
	(69-80) <b>C</b>
	(55-68) <b>D</b>
	(39-54) <b>E</b>
	(21-38) <b>F</b>
	(1-20) <b>G</b>
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: **59**

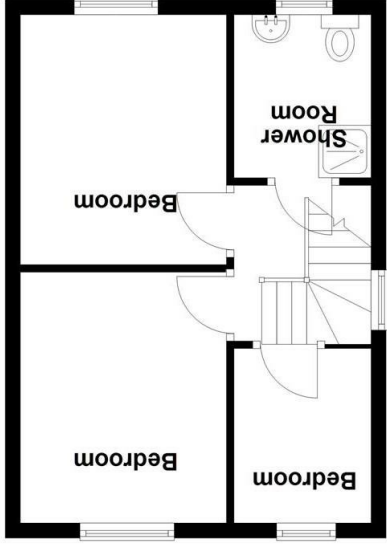
Potential: **78**

99 Victor Road Solihull Solihull B92 9DP  
Council Tax Band: C

Total area: approx. 576.5 sq. feet



Ground Floor  
Approx. 233.8 sq. feet



First Floor  
Approx. 342.7 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.