

melvyn
Danes
ESTATE AGENTS

melvyn
Danes
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melvyndanes.co.uk
FOR SALE

Berwood Grove

Solihull

Asking Price £260,000

Description

Berwood Grove is off Highwood Avenue that runs parallel to Lode Lane off which is the Jaguar Land Rover works. Around the corner in Rodney Road is a popular junior and infant school and we understand the property falls into Lode Heath Secondary School catchment.

Frequent bus services operate along Lode Lane which will take you into the town centre of Solihull or into the city centre of Birmingham via the A45 Coventry Road and local shops will be found in nearby Hobs Moat Road. Solihull town centre is approximately three miles distant and here one will find comprehensive shopping facilities, a thriving business community and main line railway station.

There is a local railway station nearby in Olton offering services into Birmingham and beyond and there is easy road access from the property via Solihull Bypass to the M42 motorway. Alternatively one could travel along the A45 passing the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station to junction 6 of the M42.

The property is newly carpeted and decorated throughout and is approached via a driveway and fore garden that allows access front porch entrance that leads to the inner front door into the accommodation which comprises of inner hall, large living dining room with fire place with electric fire and sliding doors onto the garden. Fitted kitchen with free standing white goods (washing machine and cooker)

To the first floor we have two good sized double bedrooms both with ample fitted storage, airing cupboard and the bathroom.

To the rear we have a good sized private garden with side access and to the front we have off road parking and a fore garden laid to lawn.

The property is empty, available with no chain and an early completion can be accommodated if required.



Accommodation

Entrance Porch

Entrance Hall

Living/Dining Room

12'3" max x 16'1" (3.756 max x 4.922)

Kitchen

7'6" x 8'8" (2.289 x 2.659)

Bedroom One

13'7" x 9'9" (4.154 x 2.99)

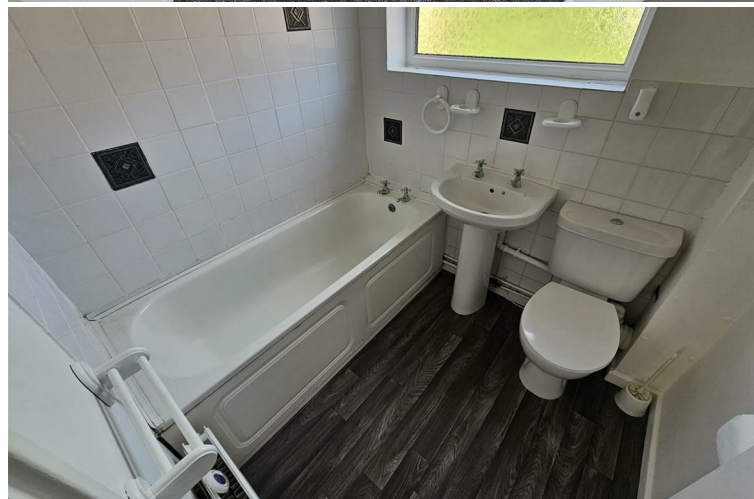
Bedroom Two

9'2" x 8'8" (2.818 x 2.659)

Bathroom

Off Road Parking

Private Rear Gardens



TENURE: We are advised that the property is Freehold.

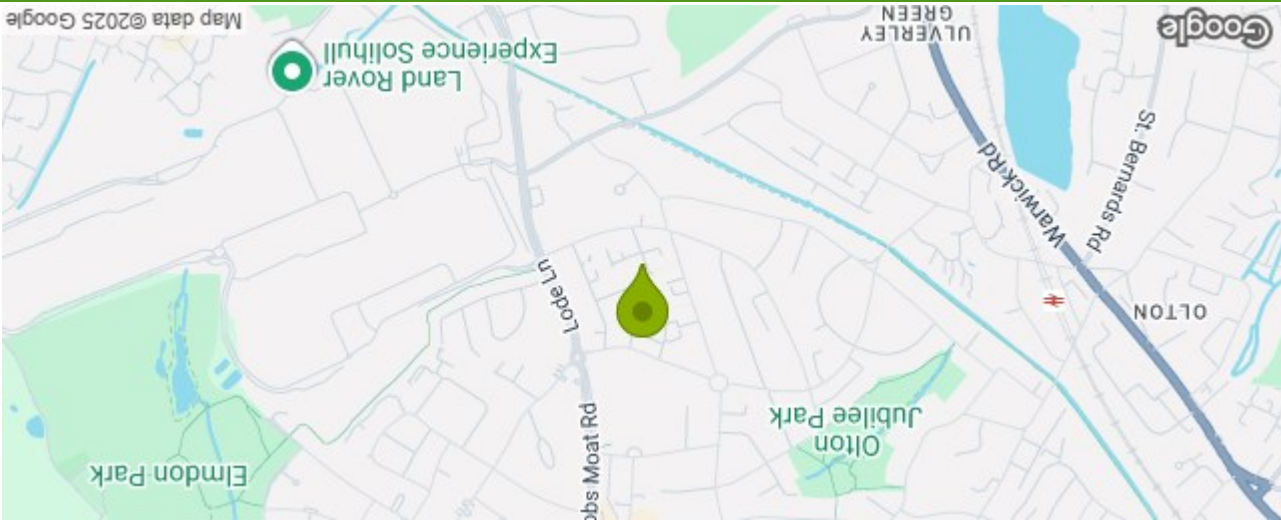
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 7/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 7/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

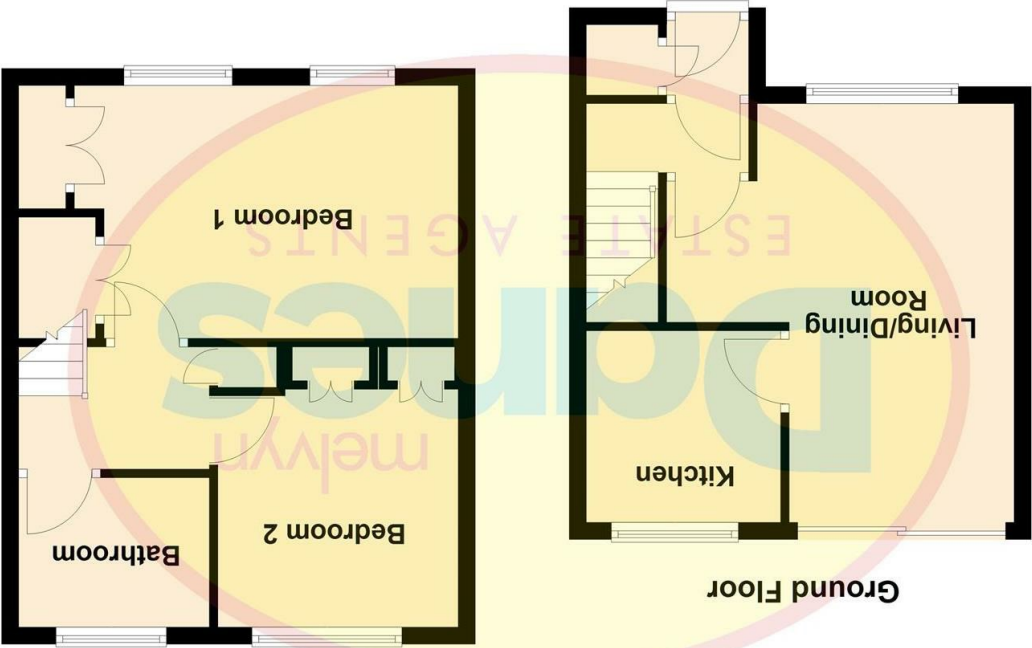
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.

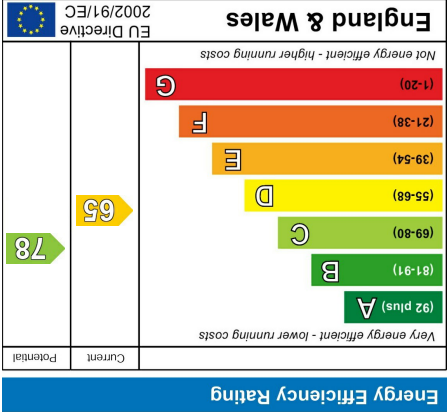
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.



First Floor



5 Berwood Grove Solihull West Midlands B92 8SA
Council Tax Band: C



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.