



melvyn  
**Danes**  
ESTATE AGENTS



Wichnor Road

Solihull

Asking Price £300,000

## Description

A three bedroomed semi detached property that has been recently refurbished by the current owner. This sought-after location offers a peaceful ambience while remaining close to local amenities and transport links. Whether you're a young family, professional couple, or seeking a downsizing option, this house could be your perfect match.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to 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.

Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is approached via a paved drive way leading to the glazed porch door through to a front door leading into the accommodation which comprises of entrance hall, living room with bay window and electric fire place, dining room with glazed door into the conservatory, fitted kitchen, covered side passage allowing access into the conservatory and further access into the store. To the first floor we have three bedrooms two of which are great sized doubles both with fitted wardrobe. The 3rd bedroom is a smaller single but still a good sized room. The principle bedroom has drop down loft ladder allowing access into the open roof space that has been plastered and finished with lighting and a skylight. With minimal works and building regulations this could easily be another bedroom or formal loft conversion.

To the rear we have a private garden with various outbuildings and sheds as well as a rear garage accessed via secure rear driveway. The garden is mainly laid to lawn bordered by panelled fencing and mature shrubs. To the front we have off road parking for several vehicles and a bin store.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living Room**

11'4" x 10'9" (3.46 x 3.29)

**Dining Room**

13'6" x 10'9" (4.12 x 3.29)

**Conservatory**

6'1" x 20'5" (1.86 x 6.24)

**Store**

**Bedroom One**

11'4" x 10'9" (3.46 x 3.29)

**Bedroom Two**

11'11" x 10'9" (3.64 x 3.29)

**Bedroom Three**

10'1" x 5'7" (3.09 x 1.72)

**Loft Space**

**Bathroom**

**Private Rear Gardens**

**Off Road Parking**



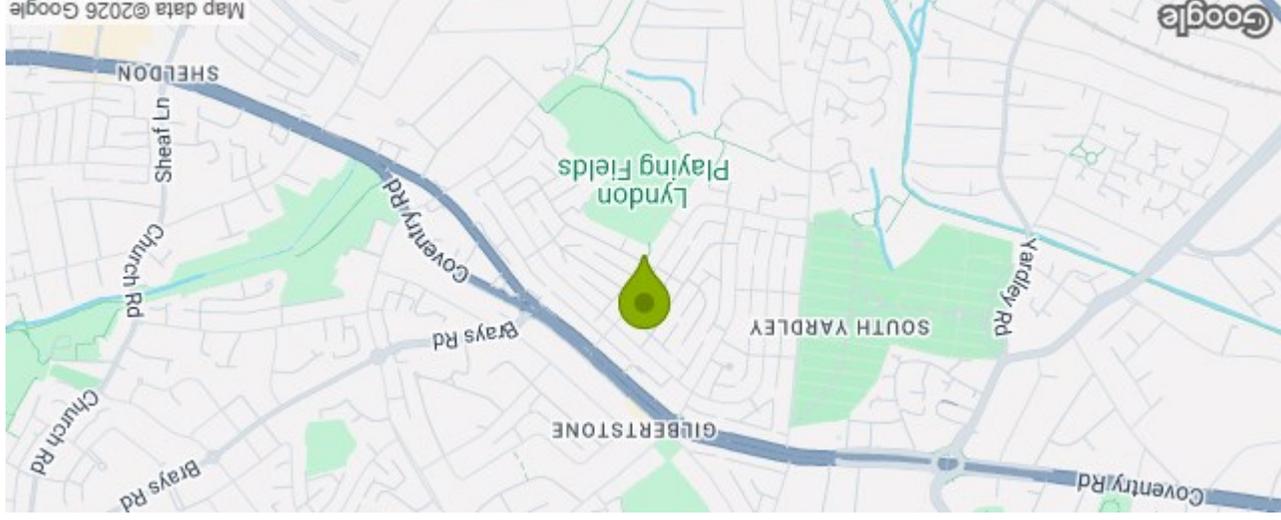
TENURE: We are advised that the property is Freehold.

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.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 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.

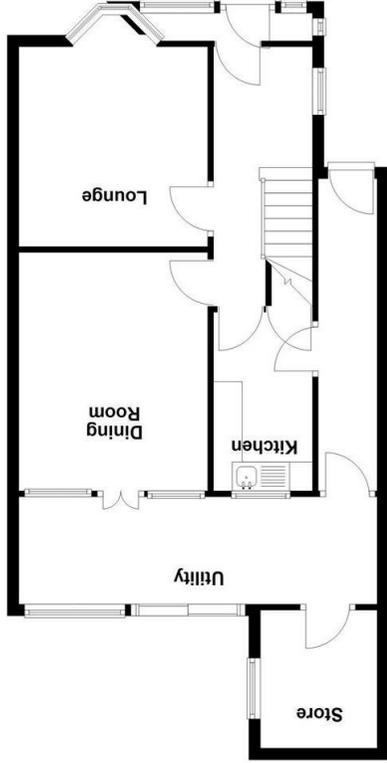
**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



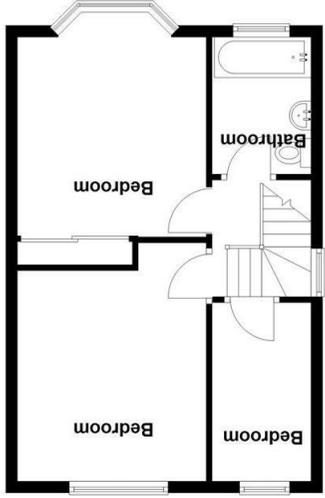
| Energy Efficiency Rating                    |                    |
|---|--------------------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |
|   | (81-91) <b>B</b>   |
|   | (69-80) <b>C</b>   |
|   | (55-68) <b>D</b>   |
|   | (39-54) <b>E</b>   |
|   | (21-38) <b>F</b>   |
|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

Current: **70**  
Potential: **77**

**131 Wichnor Road Solihull B92 7QA**  
**Council Tax Band: C**



**Ground Floor**  
Approx. 693.3 sq. feet



**First Floor**  
Approx. 468.2 sq. feet

Total area: approx. 1161.4 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.