



melvyn
Danes
ESTATE AGENTS



**Willow Road
Solihull
Offers Around £625,000**

Description

Willow Road is accessed directly from Yoxall Road or St Gerrard's Road off Blossomfield Road, one of the main arterial roads giving access to the town centre of Solihull passing Tudor Grange School, Alderbrook School and Solihull College adjacent to which is Tudor Grange Park and leisure centre. Opposite here is access to Solihull's main line London to Birmingham railway station.

Travelling away from the town centre Blossomfield Road leads into Marshall Lake Road where retail parks are sited and this leads out to the A34 Stratford Road. The A34 gives access to the city centre of Birmingham or travelling in the opposite direction to junction 4 of the M42 motorway and at junction 6 one will find the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

The property is approached via generous block paved drive way affording parking for numerous vehicles and leads to the side access, garage barn style door and the porch door.

Upon entering the property comprises of storm porch, hallway with storage allowing access to the large living room with fire place. Further access off the hall in the fitted kitchen which offers a range of storage options as well as integrated dishwasher and space for other white goods. Off the kitchen is the dining room, a pleasant room with French doors opening onto the rear gardens. Further access from the kitchen leads into the side utility room with front and rear access as well as a ground floor WC and integral access into the single garage that is well fitted with shelving and work bench.

To the first floor we have three double bedrooms two of which have closet storage and the principle is fitted with a bank of wardrobes and has the benefit of an en-suite shower room. Off the landing is the family bathroom fitted with a wet room style with separate shower and bath.

To the 2nd floor we have a great loft conversions offering a huge double bedroom with the benefit of significant eaves storage.

To the rear is a good sized private garden with patio area, good size lawn and mature planted borders. to the front we have a large block paved drive way affording parking for numerous vehicles.



Accommodation

Entrance Porch

Entrance Hall

Living Room

12'0" x 18'6" (3.682 x 5.655)

Kitchen

9'8" x 13'2" (2.948 x 4.026)

Dining Room

11'11" x 9'7" (3.646 x 2.932)

Utility

Ground Floor WC

Single Garage

15'2" x 7'11" (4.637 x 2.438)

Bedroom One

11'11" x 16'8" (3.655 x 5.102)

En-suite

Bedroom Two

13'2" x 13'6" (4.032 x 4.120)

Bedroom Three

11'11" x 9'8" (3.649 x 2.958)

Family Bathroom

10'6" x 5'11" (3.206 x 1.812)

Loft Conversion

14'11" x 17'6" (4.551 x 5.359)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

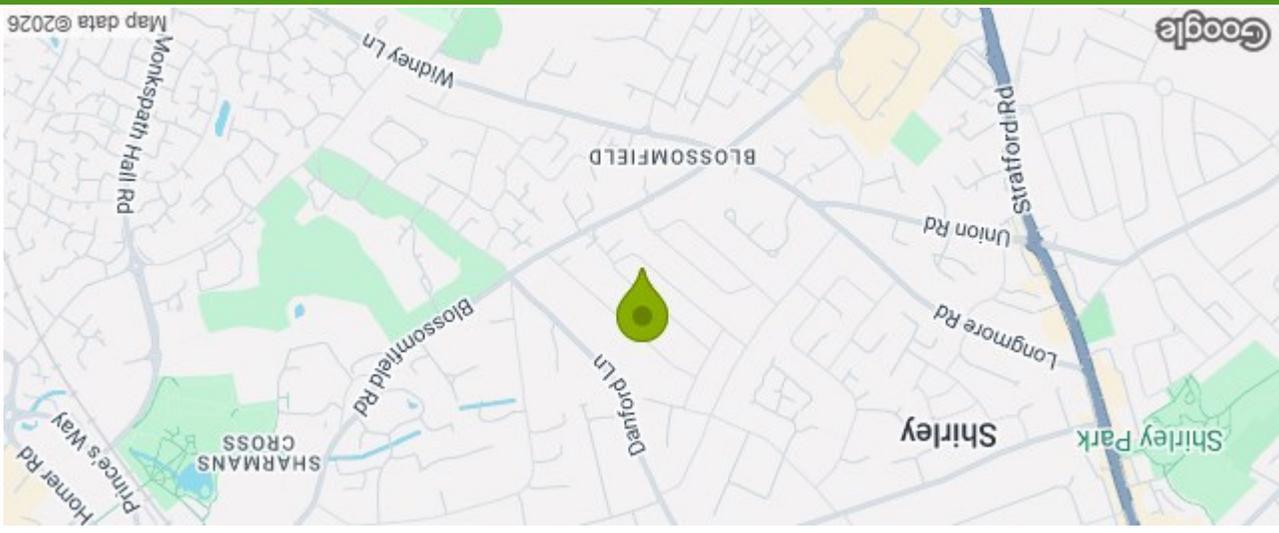
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 06/2/2025. 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 28/1/2025). 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

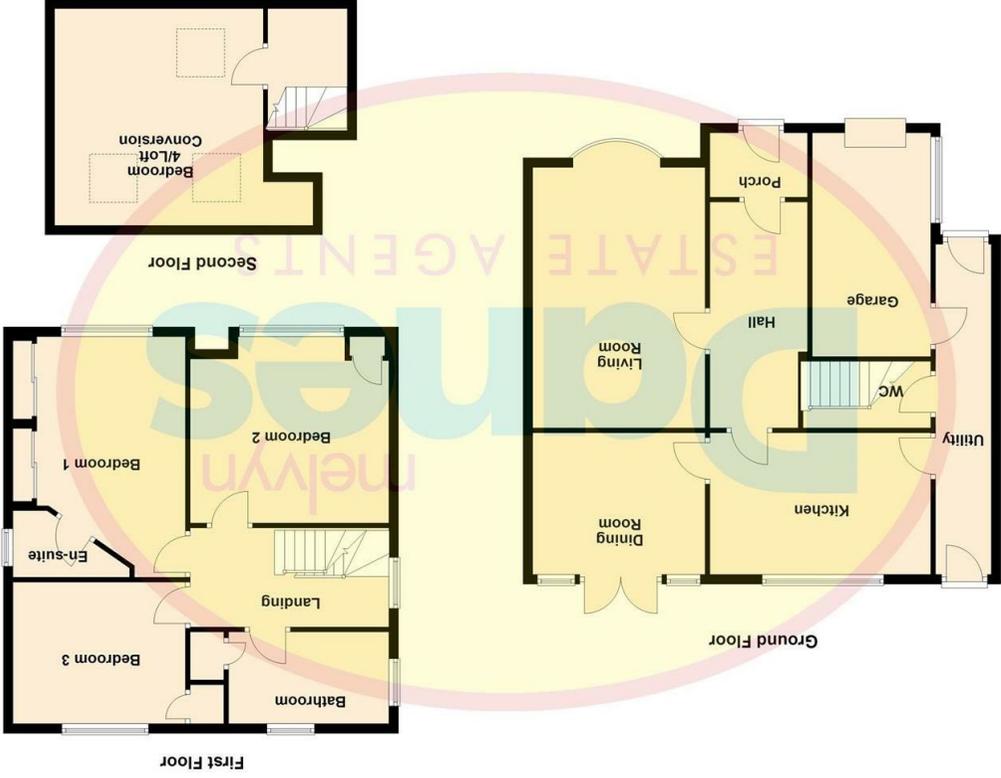
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(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	62
	68
Current	Potential

16 Willow Road Solihull B91 1UE
Council Tax Band: E



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.