



Danes
melvyn
ESTATE AGENTS

**Jillcot Road
Solihull
Offers In Excess Of £300,000**

Description

Jillcot Road is directly off Old Lode Lane. Old Lode Lane leads off Hobs Moat Road and joins Lode Lane. Regular bus services operate to the town centre of Solihull and Birmingham City Centre along Old Lode Lane or out to the A45 Coventry Road at the Wheatsheaf where one will find shopping facilities. There is also a local parade of shops at the junction with Hatchford Brook Road.

The A45 gives access to the city centre of Birmingham or travelling in the opposite direction along here one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There are further local shops in nearby Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property is set back from the road behind a paved driveway flanked on both sides by mature shrubs and fencing leading to the front entrance door allowing access into the entrance lobby with a further door into the accommodation which comprises of large open plan Living/Dining Room with feature fire place, an extended kitchen breakfast room with a range of integrated appliances, rear door onto the garden and access into a ground floor WC. Off the living dining room we have second reception accessed via sliding glazed doors with further access into the garden via sliding doors.

To the first floor we have three bedrooms two of which are particularly good sized doubles both of which have a range of fitted furniture and closed storage. the shower room has been extended and is fitted with easy access shower, wash basin and toilet with a small cupboard for storage.

The rear garden is private and mainly laid to lawn bordered by panelled fencing and mature shrubs and has access into the large workshop that has recently fitted power and lighting and also benefits from rear vehicular access.

The front offers ample off road parking on a block paved drive way.



Accommodation

Entrance Lobby

Open Plan Living/Dining Room

20'9" max x 15'8"

Kitchen/Breakfast Room

15'8" x 10'7"

Second Reception/Snug

9'3" x 8'11"

Ground Floor WC

Bedroom One

12'6" x 9'11"

Bedroom Two

9'11" x 9'11"

Bedroom Three

5'6" x 6'5"

Shower Room

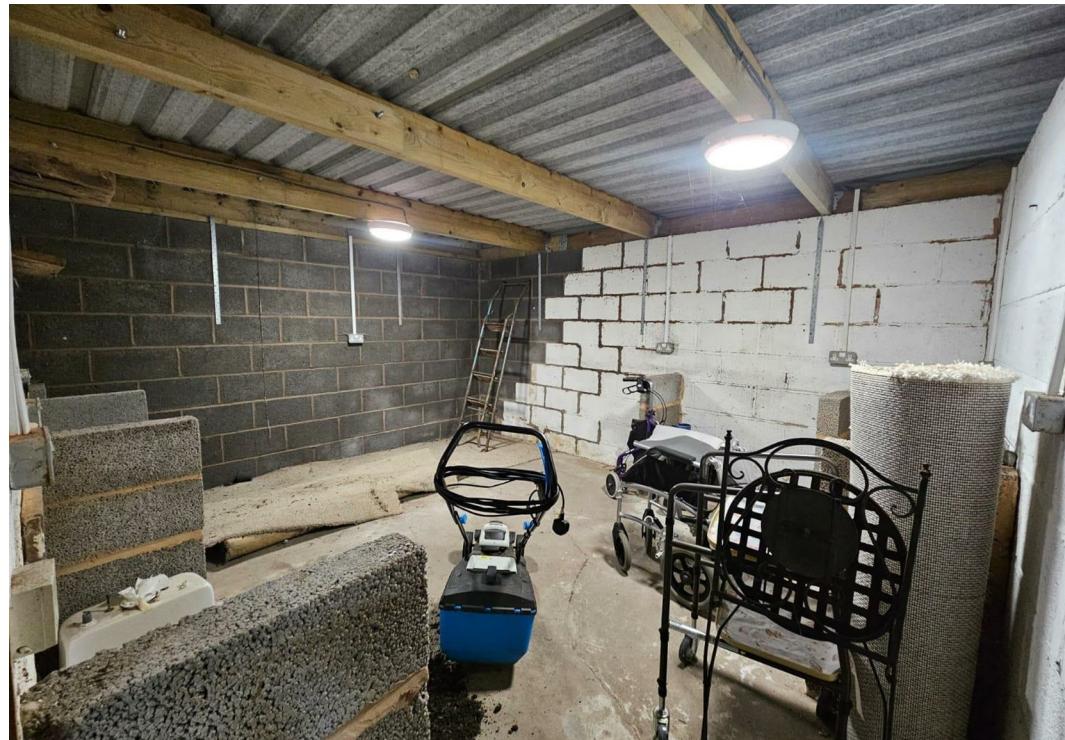
Rear Workshop

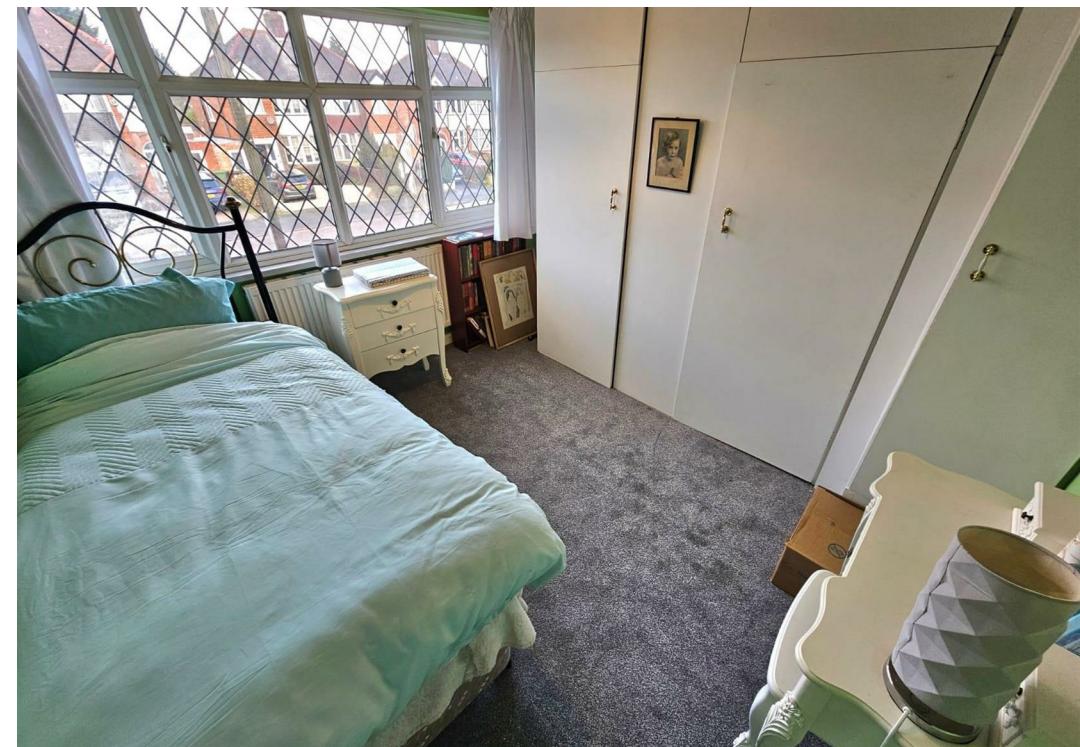
22'11" x 19'7"

Private Rear Gardens

Off Road Parking

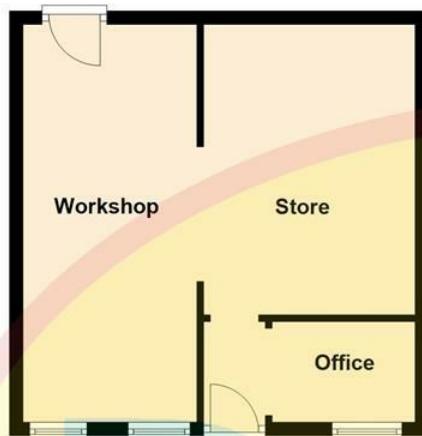








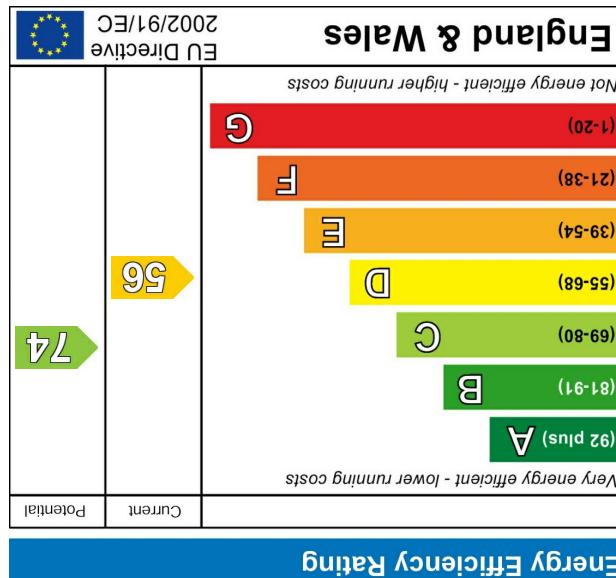
Ground Floor



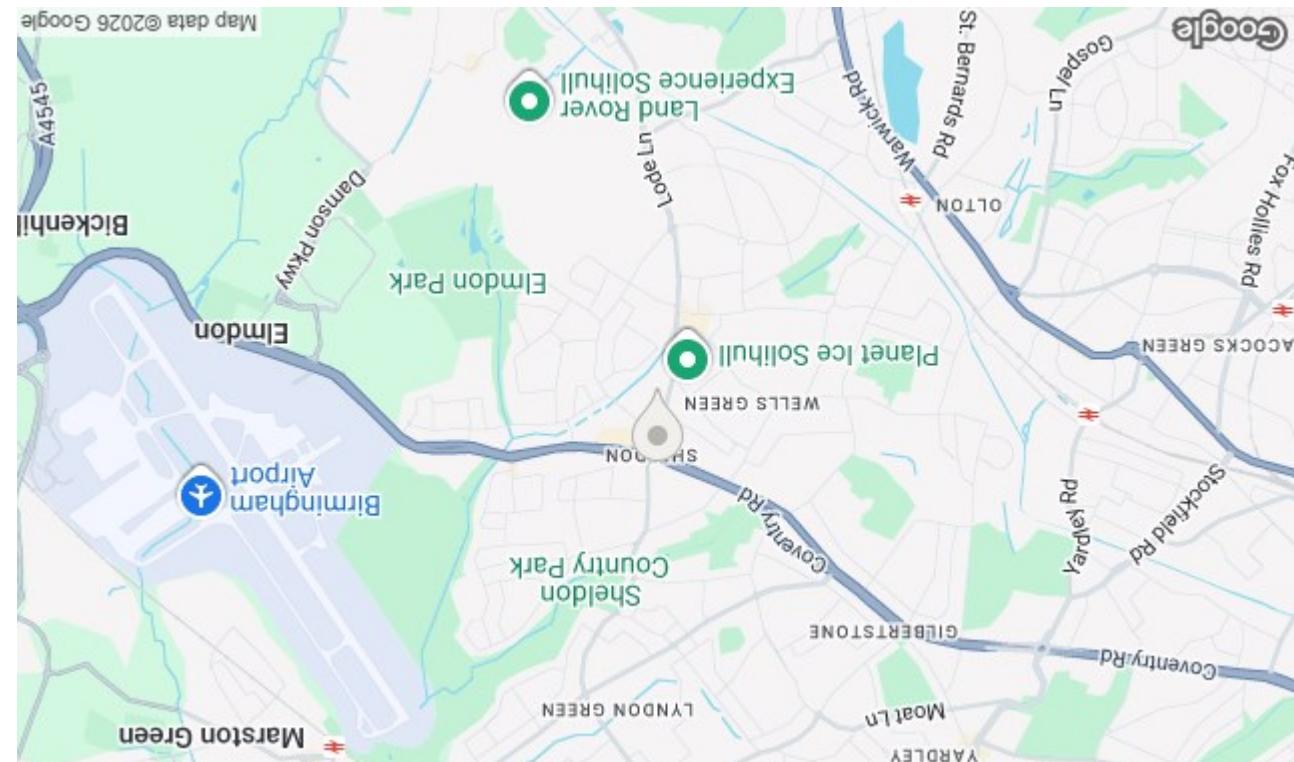
First Floor



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.



12 JIJCOT ROAD SOLIHULL B92 8JQ
COUNCIL TAX BAND: C



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

TERMS: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/12/2025. Actual service availability at the property or speeds received may be different.

PROPERTY POST CODE AREA IS AROUND 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/12/2025. Actual service 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 8 Mbps, however please note that results will vary depending on the time a speed test is carried out.

MOBILE: We understand that the property is likely to have/had limited current mobile coverage (data taken from checker.ofcom.org.uk on 22/12/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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