



**Danes**  
melvyn  
ESTATE AGENTS

**Jillcot Road  
Solihull  
Offers In Excess Of £285,000**

# 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**

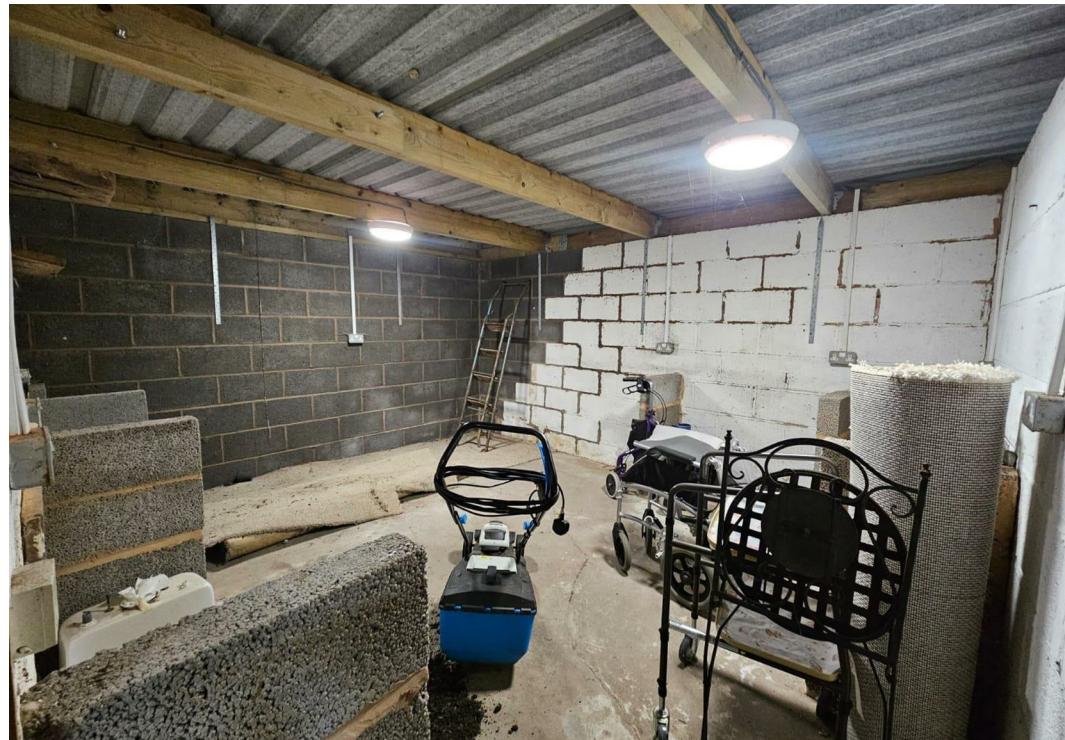
**Rear Workshop**

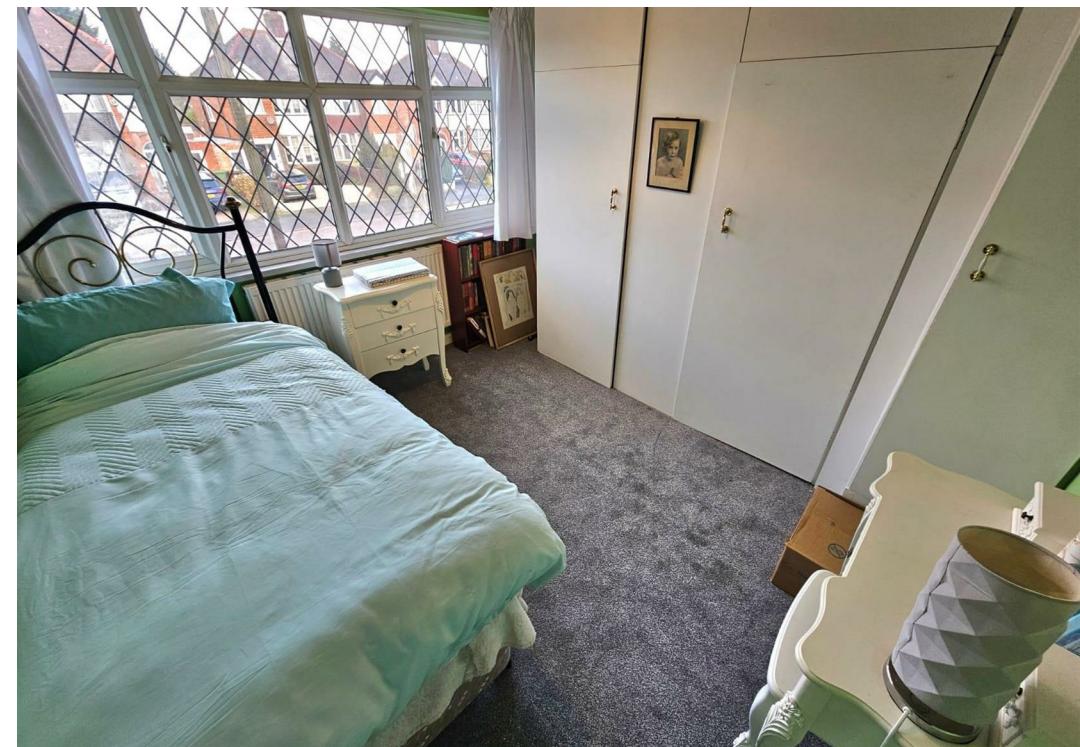
22'11" x 19'7"

**Private Rear Gardens**

**Off Road Parking**

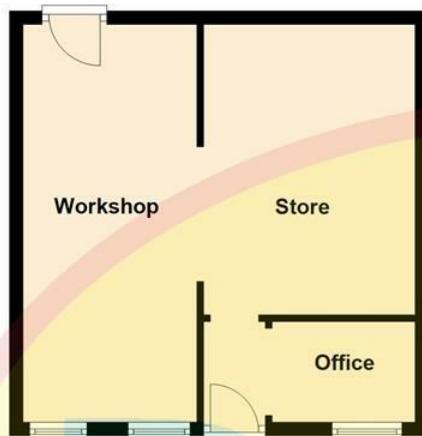








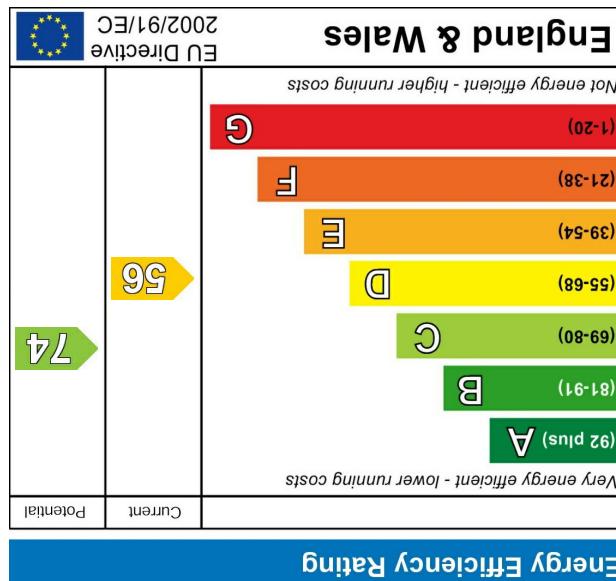
Ground Floor



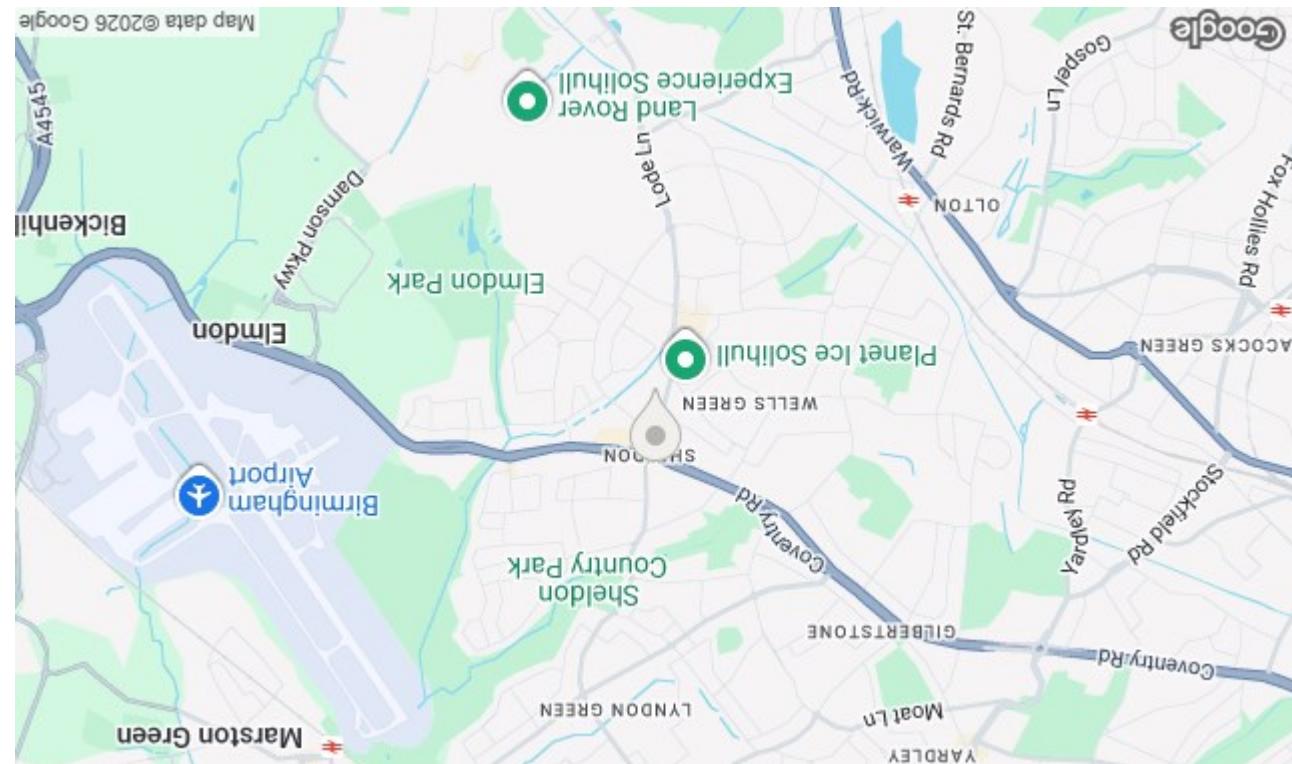
First Floor



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



MONKEY 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 individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To confirm identity, we may write to you to ask for independent 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 professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

MENTIONED AND DO NOT BY THESE PARTICULARS OR OTHERWISE WARRANT THAT THEY ARE IN WORKING ORDER.  
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 PROVIDED FROM THEIR SOLICITOR. LICENSED CONVEYANCER OR SURVEYOR AS APPROPRIATE. THE AGENT HAS NOT SOUGHT TO VERIFY THE LEGAL TITLE OF THE PROPERTY AND THE BUYERS MUST OFFER OR CONTRACT ANY PROSPECTIVE PURCHASER SHOULD OBTAIN VERIFICATION OF ALL LEGAL AND FACTUAL MATTERS AND INFORMATION FROM THEIR SOLICITOR. LICENSED CONVEYANCER OR SURVEYOR AS APPROPRIATE. THEY DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY 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

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

MOBILE: We understand that the property is likely to have/has 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.

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, 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

TENURE: We are advised that the property is Freehold