

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story brick house. The house has a dark brown tiled roof and a dark brown front door with a decorative glass panel. To the left of the door is a white side door. The house is surrounded by autumn foliage, including large brown and yellow leaves in the foreground and a wooden fence to the right. A satellite dish is mounted on the wall to the right of the door. The house number "57" is visible on the wall to the left of the door.

Winchcombe Road

Solihull

Guide Price £180,000

## Description

Winchcombe Road leads from Ulleries Road close to a crescent of local shops on Hobs Moat Road together with a doctors surgery, local library and along which regular bus services operate to the town centre of Solihull where a more comprehensive array of shopping facilities will be found. Solihull has a thriving business community with its own main line London to Birmingham railway station.

Hobs Moat Road also joins the A45 Coventry Road which gives access to the city centre of Birmingham or in the opposite direction, passing Hatchford Brook golf course, to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This two bedroomed end of terraced property is available with no chain with cleared and vacant possession. The property is approached via path between mature hedges leading to the front door allowing access into the accommodation which comprises of entrance hall with storage cupboard and access into the fitted kitchen with space and plumbing for white goods, free standing cooker with over head extractor, large living/dining room with feature fireplace and French doors opening onto the rear garden. To the first floor we have two good sized double bedrooms both with fitted closet storage and the family bathroom with bath and shower over.

To the rear we have a private garden with good sized deck and rear access into the single garage. Benefitting from side passage access and off road parking in front of the garage.

The property was subject to a minor subsidence claim in 2020 and a full completion statement and a certificate of structural adequacy is available via the selling agents if any purchaser requires.



**Accommodation**

**Entrance Hall**

**Kitchen**

9'11" x 5'5" (3.030 x 1.673)

**Living/Dining Room**

11'8" x 17'7" (3.580 x 5.373)

**Bedroom One**

11'9" x 9'9" (3.588 x 2.988)

**Bedroom Two**

11'9" x 8'7" (3.604 x 2.633)

**Bathroom**

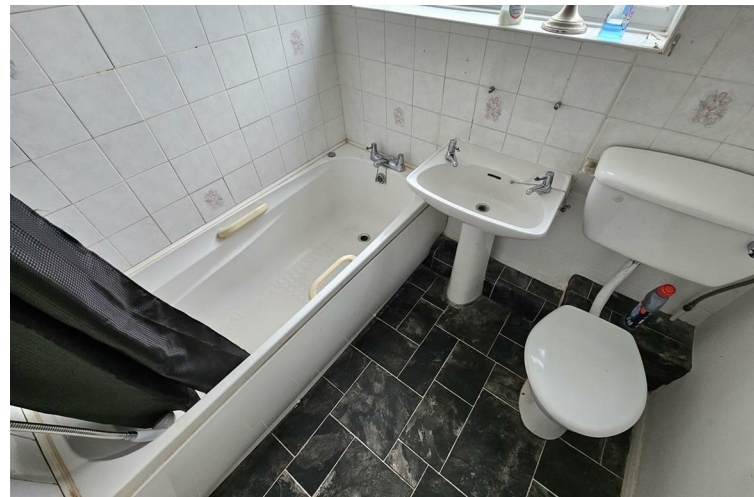
6'2" x 5'5" (1.905 x 1.675)

**Garage**

16'10" x 8'1" (5.139 x 2.478)

**Private Rear Gardens**

**Off Road Parking**



TENURE: We are advised that the property is Freehold.

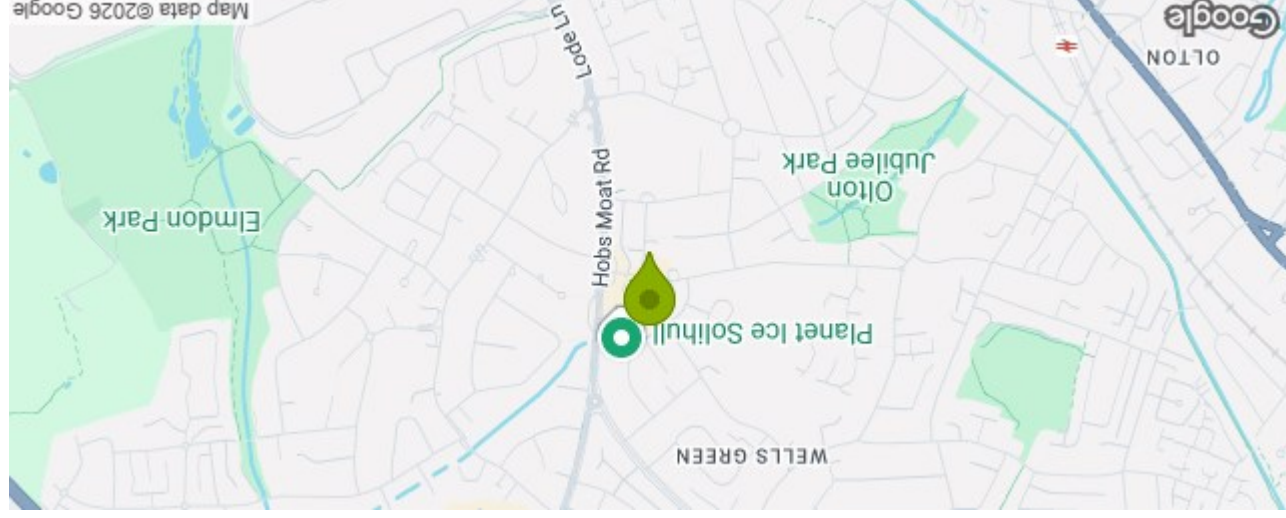
**BROADBAND:** We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/11/2025. 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 12/11/2025). 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.

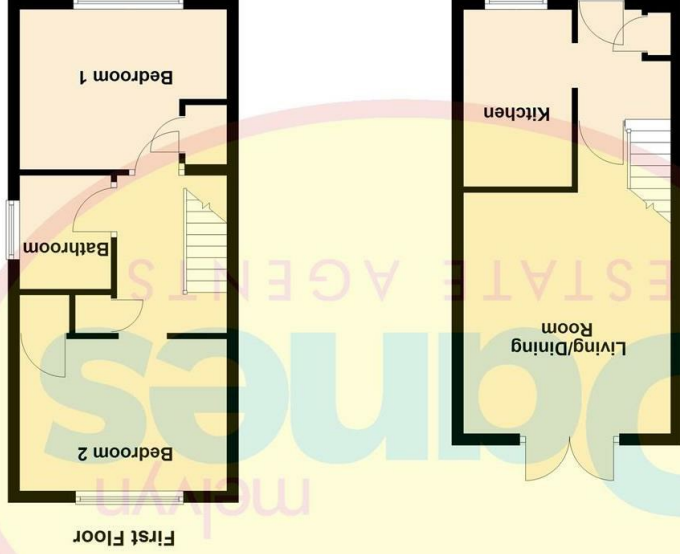
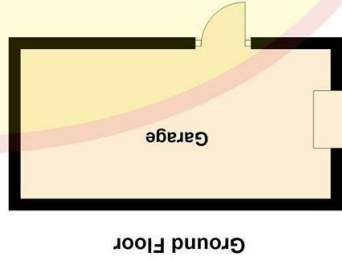


Energy Efficiency Rating	
Potential	86
Current	69
EU Directive 2002/91/EC	

Energy Efficiency Band	Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	Green	Red
B (81-91)	Light Green	Orange
C (69-80)	Yellow-Green	Yellow
D (55-68)	Yellow	Orange-Yellow
E (39-54)	Light Orange	Red-Orange
F (21-38)	Orange	Dark Orange
G (1-20)	Red	Dark Red

**Council Tax Band: C**  
**59 Winchcombe Road Solihull B92 8PJ**



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.