



**melvyn**  
**Danes**  
ESTATE AGENTS

**Richmond Road**

**Solihull**

**Offers Over £500,000**

## Description

A traditional four bedrooned town house in the heart of Solihull. In the process of being extensively modernised and updated by the current owners to a particularly high standard and is approaching completion.

Richmond Road leads just off the A41 Warwick Road close to Olton Railway Station offering services to Birmingham and beyond. Regular bus services operate along the A41 to the city centre of Birmingham via Acocks Green or in the opposite direction, passing the popular Dovehouse parade of shops, to the town centre of Solihull which offers an excellent array of shopping facilities together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College. At the other end of Richmond Road one will join Wagon Lane which in turn joins the A45 Coventry Road where there is a good selection of shops and access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a pebbled driveway affording parking for multiple vehicles leading to the front door allowing access into the accommodation which comprises of large through entrance hall, living room, dining room/sun room, breakfast/dining room, fitted kitchen with doors onto garden, ground floor WC, basement, four bedrooms two of which a particularly large doubles, family bathroom and loft access. To the rear we have a good sized mature and private garden.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Living Room**

14'10" x 15'6" (4.54 x 4.73)



**Sunroom/Dining Room**

11'9" x 15'6" (3.59 x 4.73)



**Kitchen**

13'8" x 10'8" (4.17 x 3.27)



**Breakfast/Dining Room**

13'6" x 10'8" (4.13 x 3.27)



**Ground Floor WC**

**Basement**

10'11" x 14'4" + 13'2" x 18'11" (3.33 x 4.37 + 4.03 x 5.79)



**Bedroom One**

13'10" x 15'6" (4.22 x 4.73)



**Bedroom Two**

14'0" x 15'6" (4.28 x 4.73)

**Bedroom Three**

9'7" x 7'3" (2.94 x 2.21)

**Bedroom Four**

7'3" x 7'9" (2.21 x 2.38)

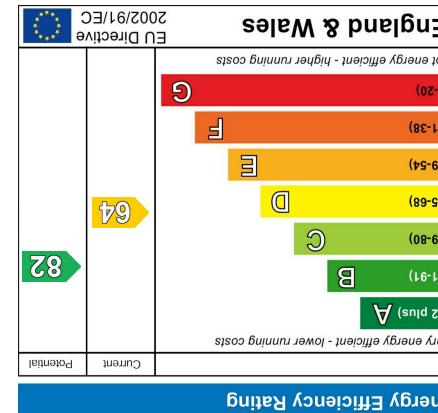
**Bathroom**

8'0" x 10'8" (2.44 x 3.27)

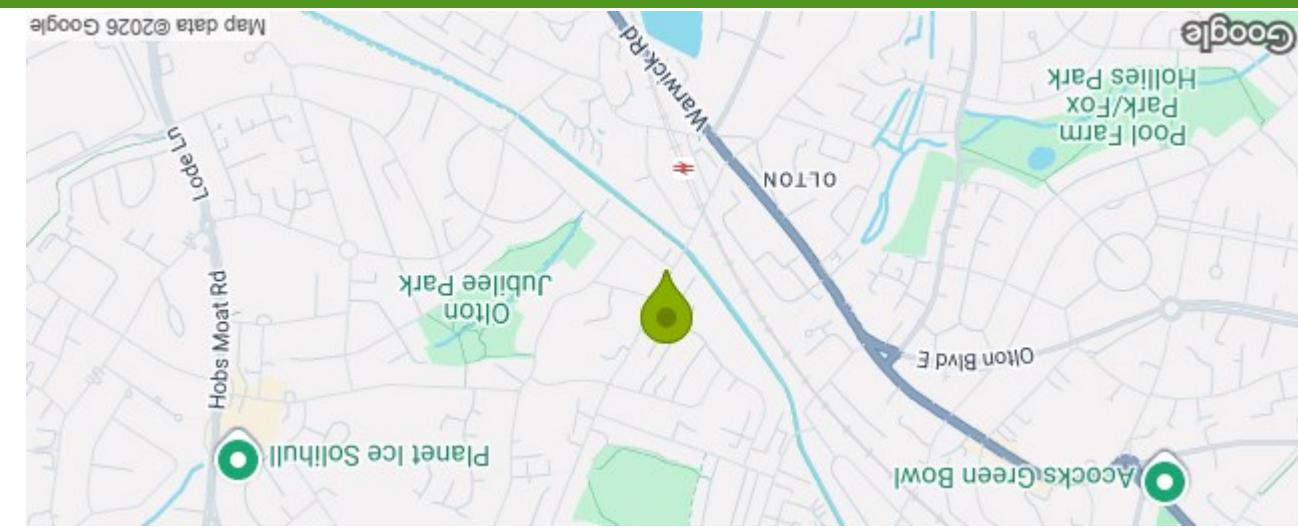
**Garage Hardstanding**

**Outside**

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.



19 Richmonde Road Solihull B92 7RP  
Council Tax Band: E



Total area: approx. 207.9 sq. metres (2238.0 sq. feet)



CONSUMER PROTECTION FROM UNFAIR TRADING 2008: 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 written confirmation of all legal and factual matters and information from the seller.

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 equipment in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, fixtures or fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

MONKEY LANDING 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 companies, we may use approved external services which review publicly available information on companies and individuals. 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. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for details of your identification and verify or otherwise will be no 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 the sale.

VIEWING: By appointment only with the office on the number below.

10/03/2025. Please note that the actual services available may be different depending on the particular circumstances.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/03/2025). Please note that speeds received may be different to speeds quoted below.

BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/03/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold.

PROPERTY: We understand that the standard broadband download speed at the property is around 5 Mbps, however currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/03/2025. Please note that the speed at the property 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 10/03/2025. Please note that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/03/2025). Please note that speeds received may be different depending on the particular circumstances.