

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, black, 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, black, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows a two-story brick house with a dark green front door and a matching garage door. The house has a bay window on the ground floor and two windows on the upper floor. The house is surrounded by a lawn and some shrubs. The sky is blue with some clouds.

**Cranford Grove**

**Solihull**

**Asking Price £450,000**

## Description

Cranford Grove is directly off Alderminster Road which is one of the main side road through Hillfield linking Monkspath Hall Road and Widney Lane. Via Widney Manor Road, you are lead into the town centre of Solihull benefitting from a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Within walking distance of the property is Widney Manor Railway Station providing local services adjacent to which is Widney Manor golf course.

Schooling is renowned for its good schooling this property benefits from being located within the Tudor Grange catchment; one of the most requested secondary schools in Solihull.

An ideal location therefore for this vacant property available immediately.

The property is approached via off road parking and a fore garden leading to the garage entrance and the front door which allows access into the accommodation which comprises of, entrance lobby, ground floor WC, large living room with bay window and access into the kitchen diner. A fitted kitchen with integrated appliances and with a glazed door opening onto the rear garden.

To the first floor we have three bedrooms two of which are doubles with closet storage and a further single. Off the landing is the family bathroom fitted with bath, toilet and wash basin.

To the rear we have a private garden mainly laid to lawn with patio area and bordered by panelled fencing.



**Accommodation**

**Entrance Hall**

**Living room**

11'11" x 16'1" max (3.65 x 4.92 max)

**Kitchen/Dining Room**

8'8" x 14'11" (2.66 x 4.56)

**Ground Floor WC**

4'9" x 6'1" max (1.47 x 1.87 max)

**Bedroom One**

8'5" x 11'7" (2.57 x 3.54)

**Bedroom Two**

8'3" x 10'1" (2.53 x 3.09)

**Bedroom Three**

6'4" x 8'9" (1.94 x 2.69)

**Bathroom**

6'4" x 6'4" (1.95 x 1.94)

**Single Garage**

**Private Rear Gardens**

**Off Road Parking**



TENURE: We are advised that the property is Freehold.

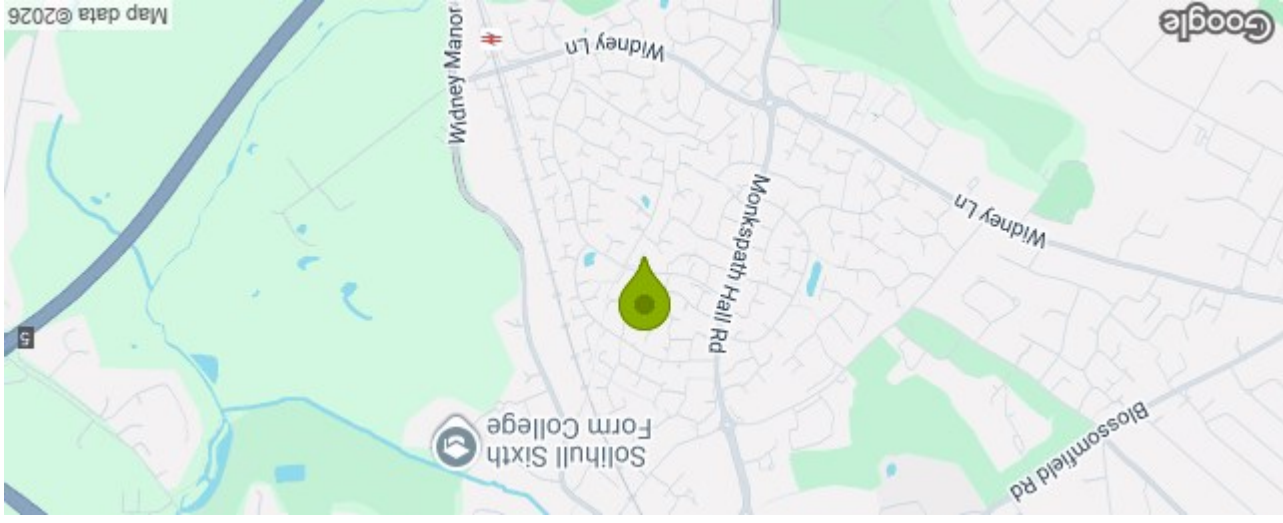
**BROADBAND:** We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/06/2026. 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 16/09/2025). 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

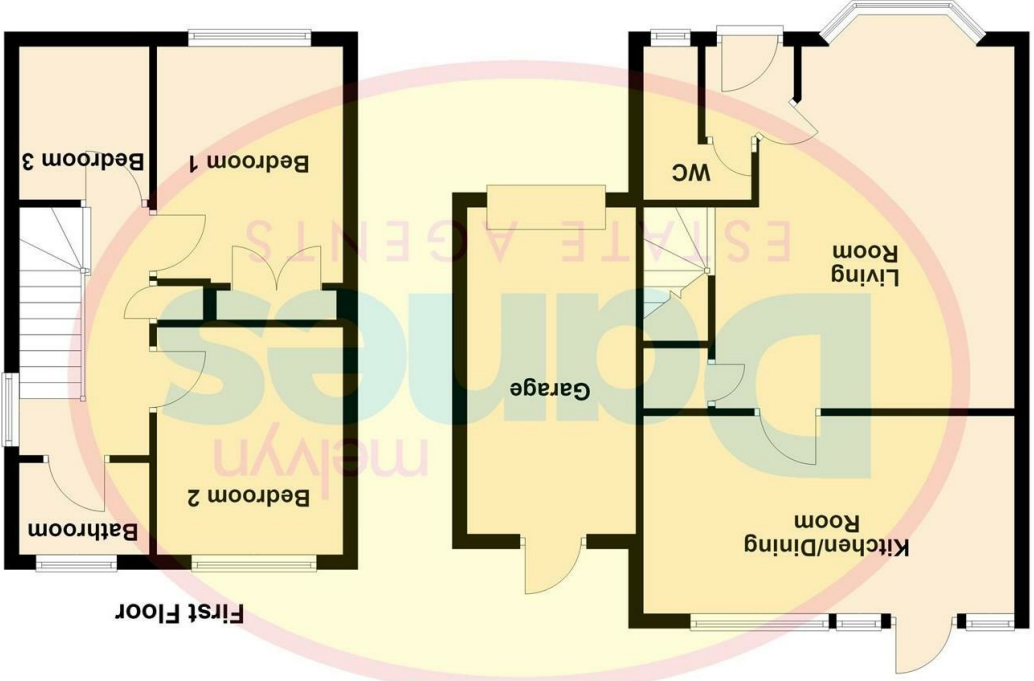
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective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



Tel: 0121 711 1712 Email: [solihull@melyndanes.co.uk](mailto:solihull@melyndanes.co.uk)

Ground Floor



#### 4 Cranford Grove Solihull B91 3GP Council Tax Band: D

| Energy Efficiency Rating                    |             |
|---|-------------|
| Very energy efficient - lower running costs | (92 plus) A |
| (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                     |             |

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.