melvyn Danes
ESTATE AGENTS

**Eden Road**

**Solihull**

**Asking Price £435,000**

# Description

Eden Road leads directly off Walford Drive which in turn leads indirectly from Valley Road which leads to Old Lode Lane. Local shops are sited along Old Lode Lane with further shopping in nearby Hobs Moat Road together with Solihull Ice Rink, and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

Regular bus services operate along Old Lode Lane to the town centre of Solihull or out towards the A45 Coventry Road at the Wheatsheaf. The A45 gives access to the city centre of Birmingham or travelling in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Elmdon Park is a short distance away offering a vast area of public open space with woodland walks, children's play area and historic church.

This semi detached property is set back from the road behind a paved full width driveway leading to the front door allowing access to the accommodation which comprises of entrance porch, entrance hall with ground floor WC, living room with large bay window and wall mounted fire place, access into the rear reception room currently set up as dining room with sliding doors onto the rear patio. Off the hall way is the extended fitted kitchen/breakfast room with a range of integrated appliances, ample space for table and chairs and with French doors onto the rear garden.

To the first floor we have five bedrooms. With two good guest double room in the extended part of the property with a well fitted shower room servicing them both. In the original side of the first floor we have two excellent doubles and a single set up as a study. Both the doubles have fitted storage with the principle room having a large bay window. Off the landing is the family bathroom with bath and shower over, wash basin with vanity storage, toilet and heated towel rail.

To the rear we have a good size private garden with an elevated patio area, attractively planted boarders, panelled fencing with a garden path that leads to the garden room currently set up as a bar and snug with the benefit of power and lighting.

## Accommodation

**Entrance Porch**

**Entrance Hall**

**Ground Floor WC**

**Living Room**
14'4" x 10'0" (4.39 x 3.06)

**Dining Room**
6'8" x 8'9" (2.05 x 2.69)

**Kitchen Breakfast Room**
18'0" max x 10'7" max (5.49 max x 3.23 max)

**Single Garage**
19'5" x 10'5" (5.93 x 3.20)

**Bedroom One**
10'8" x 10'0" (3.27 x 3.06)

**Bedroom Two**
11'3" x 10'0" (3.45 x 3.06)

**Bedroom Three**
10'7" x 7'4" (3.23 x 2.26)

**Bedroom Four**
9'8" x 7'4" (2.96 x 2.26)

**Bedroom Five**
6'7" x 5'10" (2.02 x 1.79)

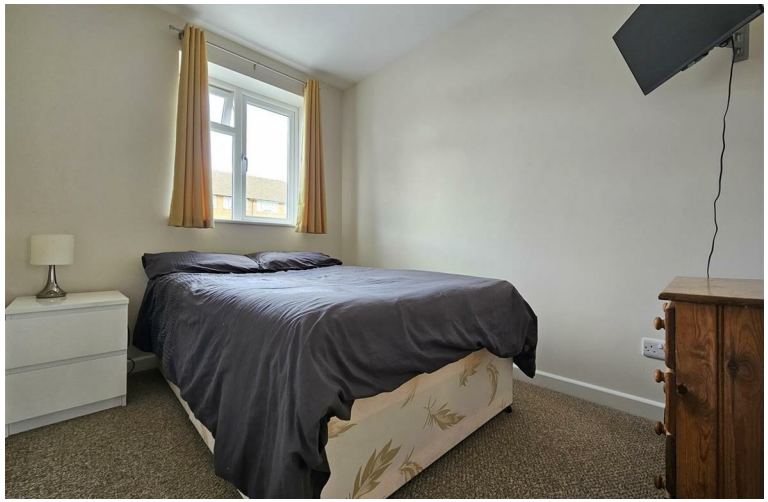
**Family Bathroom**
5'9" x 5'10" (1.76 x 1.79)

**Separate Shower Room**
5'6" x 3'11" (1.70 x 1.20)

**Garden Room**

**Private Rear Gardens**

**Off Road Parking**



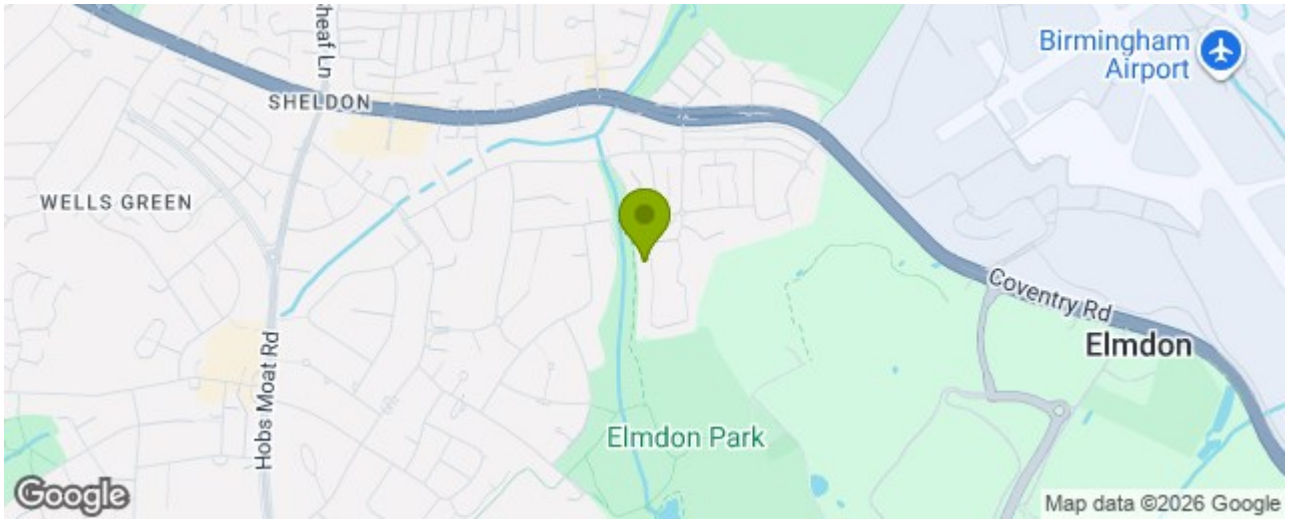
**TENURE: We are advised that the property is Freehold**

**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.**

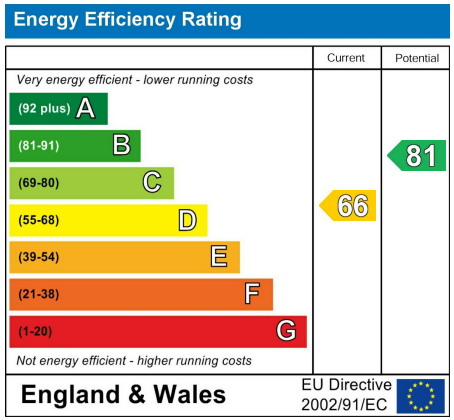
**BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 10/8/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.**

**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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.**

**REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.**




## 38 Eden Road Solihull Solihull B92 9DU
## Council Tax Band: C




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.

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