



**melvyn
Danes**
ESTATE AGENTS

Birchley Rise

Solihull

Offers In The Region Of £340,000

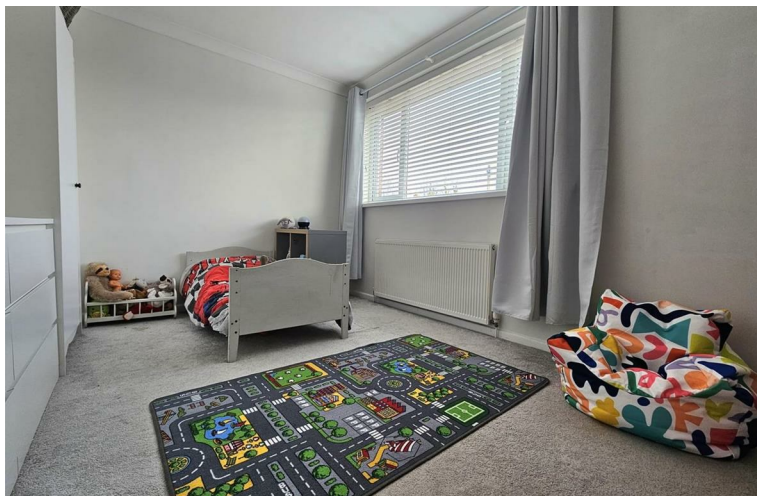
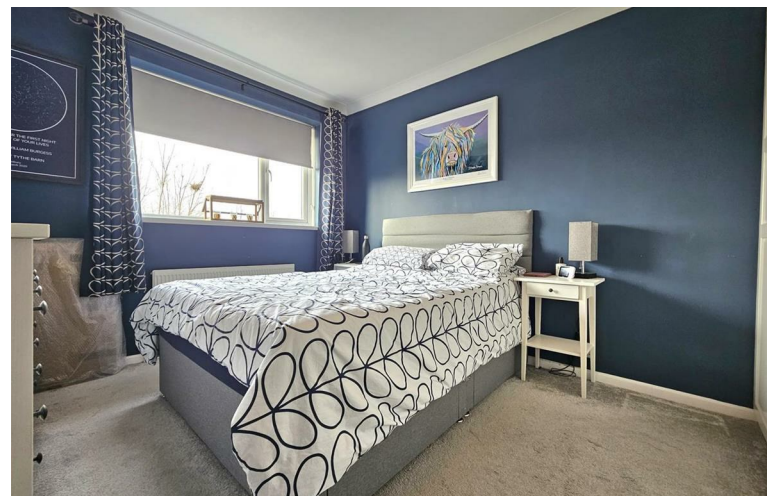
Description

Birchley Rise is sited just off Wagon Lane which leads indirectly from the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This extended three/four bedroomed property is well positioned for amenities and schooling including Chapel Fields Junior School, Ulverley School and we are advised that the property currently falls in Lyndon Secondary School catchment, subject to confirmation from the Education Department.

Jubilee Park is nearby and local shops are sited on both Richmond Road and Lyndon Road. Olton Railway Station is also close by offering services to Birmingham and beyond. More comprehensive shopping facilities can be found along the A45 and regular local bus services operate along here taking you to the city centre of Birmingham and surrounding areas. The A45 provides access to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The A41 Warwick Road also offers regular bus services to Acocks Green village and Solihull town centre where there is an abundance of shopping facilities including those along the High Street, around Mell Square and within the Touchwood development which hosts a multi screen cinema, a wide choice of restaurants and access to Solihull Arts Complex.

The property is set back from the road behind a large tarmac drive way allowing parking for numerous vehicles leading to the accommodation which comprises of entrance porch, open plan living dining room with access to the first floor and the kitchen. An extended kitchen breakfast room with a range of integrated appliances and with access into the rear garden. Ground floor bedroom with en-suite shower room and to the first floor we have three bedrooms, one of which with fitted wardrobes and the family bathroom with separate WC.



Accommodation

Entrance Porch

Open Plan Living/Dining Room

22'9" x 13'6" max (6.95 x 4.12 max)

Kitchen/Breakfast room

14'6" x 14'10" (4.42 x 4.54)

Ground Floor Bedroom

12'2" x 7'6" (3.71 x 2.31)

Ground Floor En-Suite Shower Room

Bedroom One

11'5" x 10'2" (3.50 x 3.10)

Bedroom Two

8'11" x 13'0" (2.74 x 3.98)

Bedroom Three

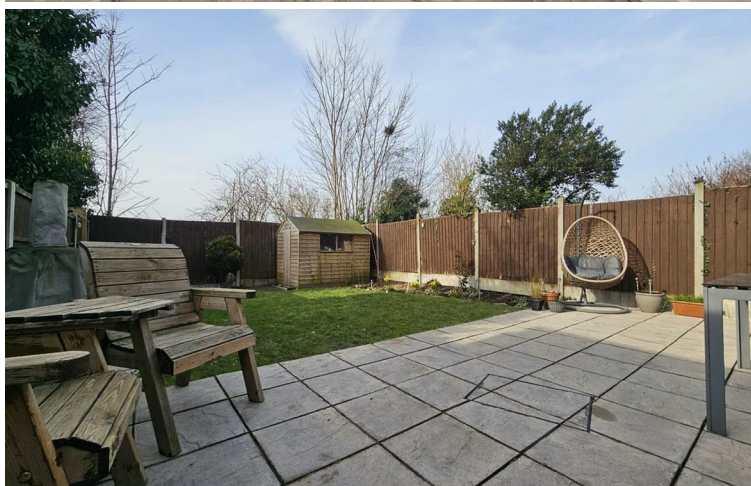
8'11" x 8'0" (2.74 x 2.44)

Family Bathroom

7'4" x 8'0" (2.26 x 2.44)

Off Road Parking

Private Rear Gardens



TENURE: We are advised that the property is Freehold

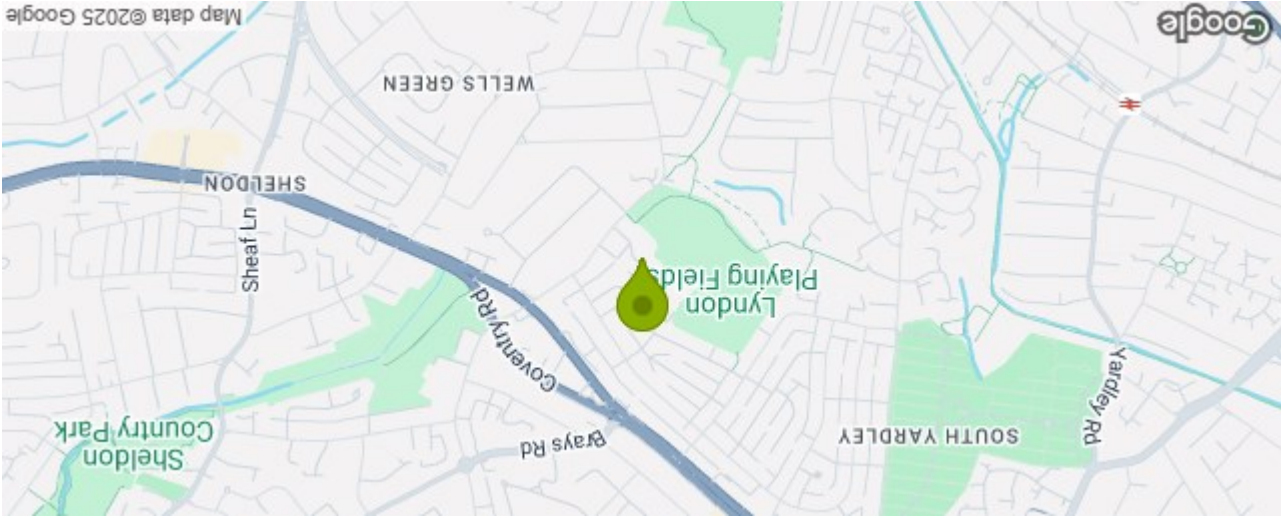
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/03/2025. Actual service availability at the property or speeds received may be different.


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 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 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 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.

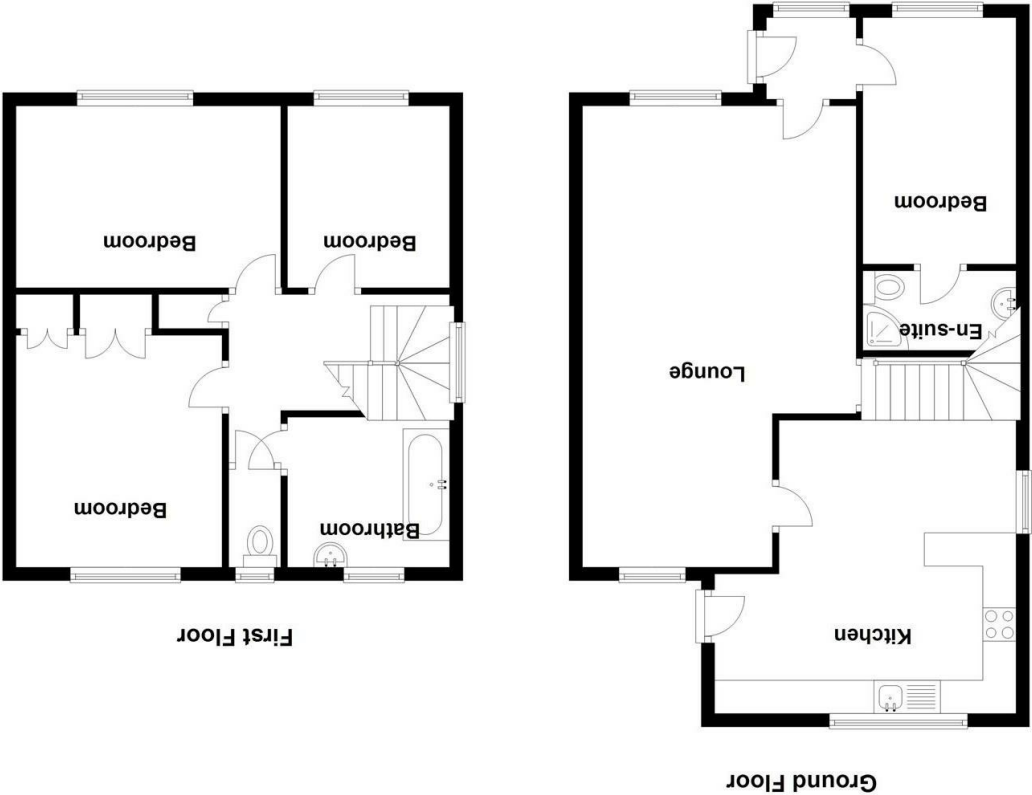
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



Energy Efficiency Rating		
 EU Directive 2002/91/EC	<div>Potential</div> <div>Current</div>	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		64
77		

19 Birchley Rise Solihull Solihull B92 7QD
Council Tax Band: C

Total area: approx. 105.6 sq. metres (1136.8 sq. feet)



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.