

A yellow oval logo with a green border containing the text 'melvyn Danes ESTATE AGENTS'.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story red brick house with white window frames and a white front door. The house features two large bay windows on the ground floor. The house number '173' is visible on the brick wall next to the door. A paved driveway leads to the front of the house. A wooden fence and a green bin are visible in the background.

Valley Road

Solihull

Offers In Excess Of £280,000

Description

Valley Road leads off Old Lode Lane close to local shops. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and 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 1950's semi-detached property is set back from the road behind a driveway with security posts leading to the UPVC front door.

The accommodation comprises of, entrance porch, through hall with under stair storage, front reception room with bay window, rear living room with upvc sliding doors onto garden, fitted kitchen with a range of integrated appliances and pantry/storage, two double bedrooms with a range of fitted storage, a third bedroom, family bathroom with bath and shower over and a separate toilet. Having good sized private rear garden with numerous sheds and green house with the added benefit of secure rear vehicular access.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

13'10" x 10'0" (4.23 x 3.05)

Living Room

14'4" x 10'0" (4.38 x 3.05)

Kitchen

7'11" x 7'4" (2.43 x 2.24)

Bedroom One

14'5" x 9'10" (4.40 x 3.02)

Bedroom Two

14'4" x 9'10" (4.37 x 3.02)

Bedroom Three

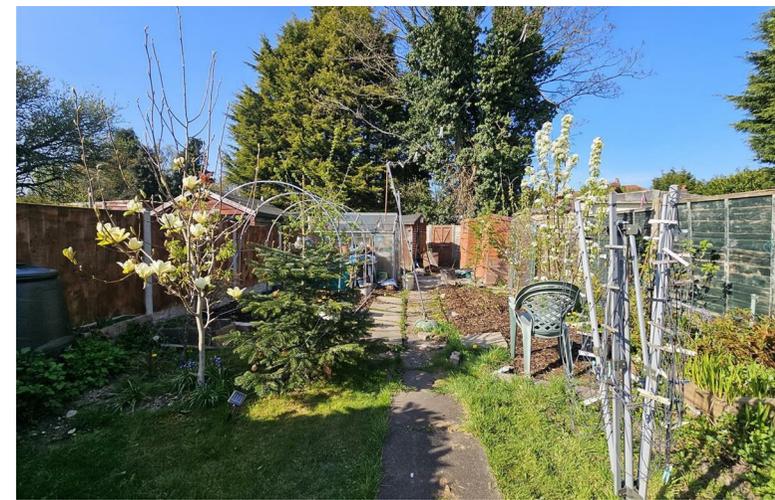
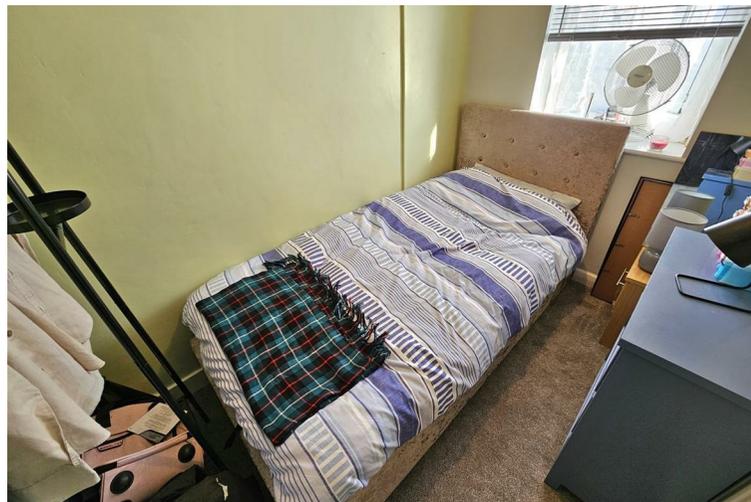
8'3" x 5'8" (2.53 x 1.73)

Bathroom

Toilet

Private Rear Gardens

Off Road Parking



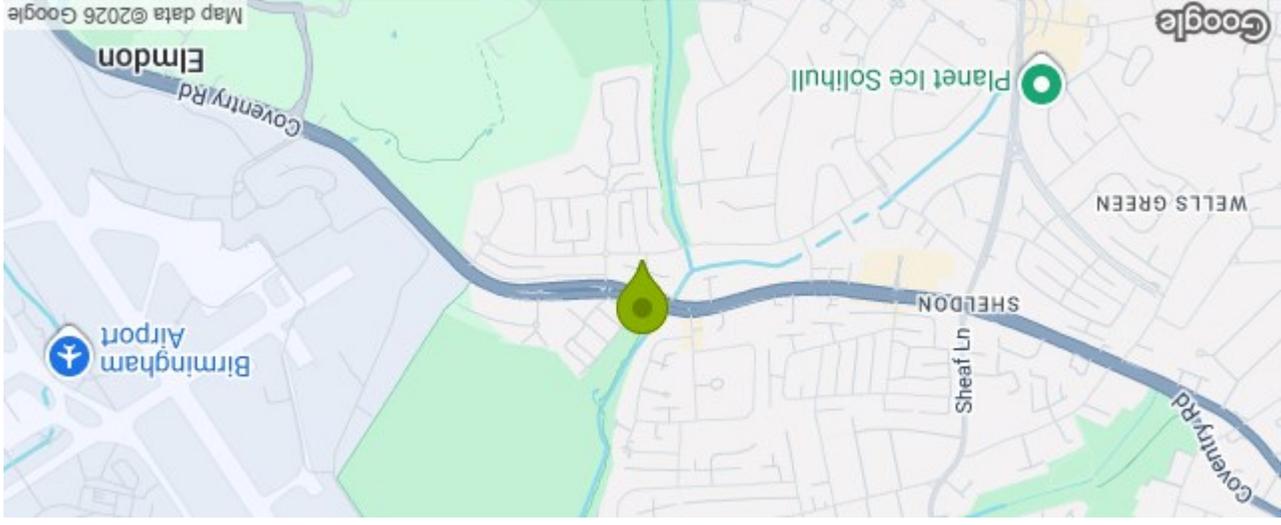
TENURE: We are advised that the property is freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 12/3/2026 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.

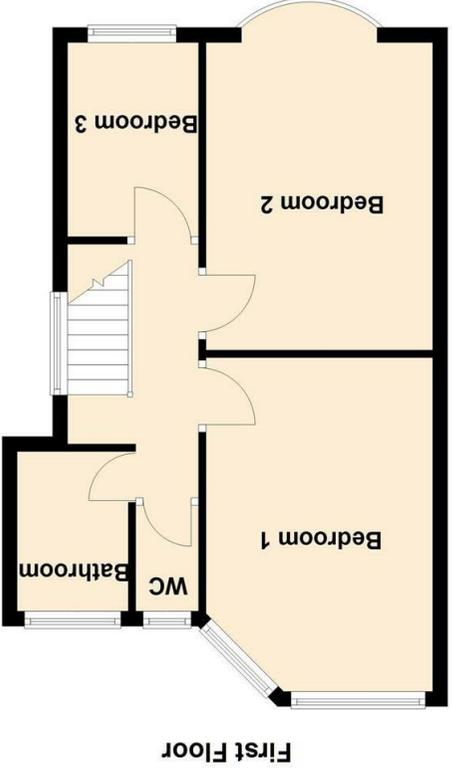
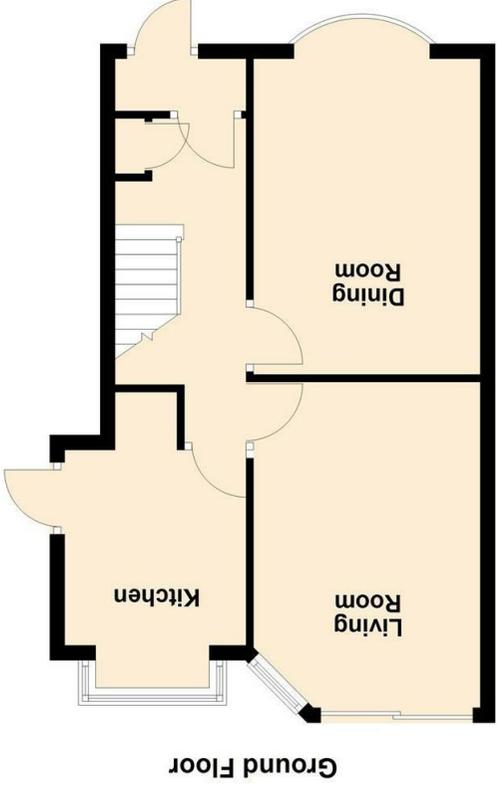
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services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



| 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 | |
| Current | 66 |
| Potential | 89 |

EU Directive 2002/91/EC

173 Valley Road Solihull Solihull B92 9AY
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.