



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

**Kinsham Drive**

**Hillfield**

**Offers Over £299,950**

## Description

Kinsham Drive leads indirectly off Sandhills Crescent which is accessed directly from 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 of particular renown in Solihull and this property benefits from being located within the Tudor Grange catchment; the most requested secondary school in Solihull.

An ideal location therefore for this semi detached house which is in need of some updating but offers a rare opportunity for any buyer to really put their own stamp on the place. The development is ideally placed for those looking for access to Widney Manor train station where there is a train to London. Being sold with no upward chain.



**FRONT DRIVEWAY**

**RECEPTION HALLWAY**

**LOUNGE**

13'3" x 10'2" max (4.04m x 3.10m max)

**DINING KITCHEN**

13'3" x 9'2" (4.04m x 2.79m)

**LANDING**

**BEDROOM ONE**

13'3" max x 9'4" (4.04m max x 2.84m)

**BEDROOM TWO**

12'2" x 6'10" (3.71m x 2.08m)

**BATHROOM**

**REAR GARDEN**

**CAR PORT**



TENURE: We are advised that the property is Freehold

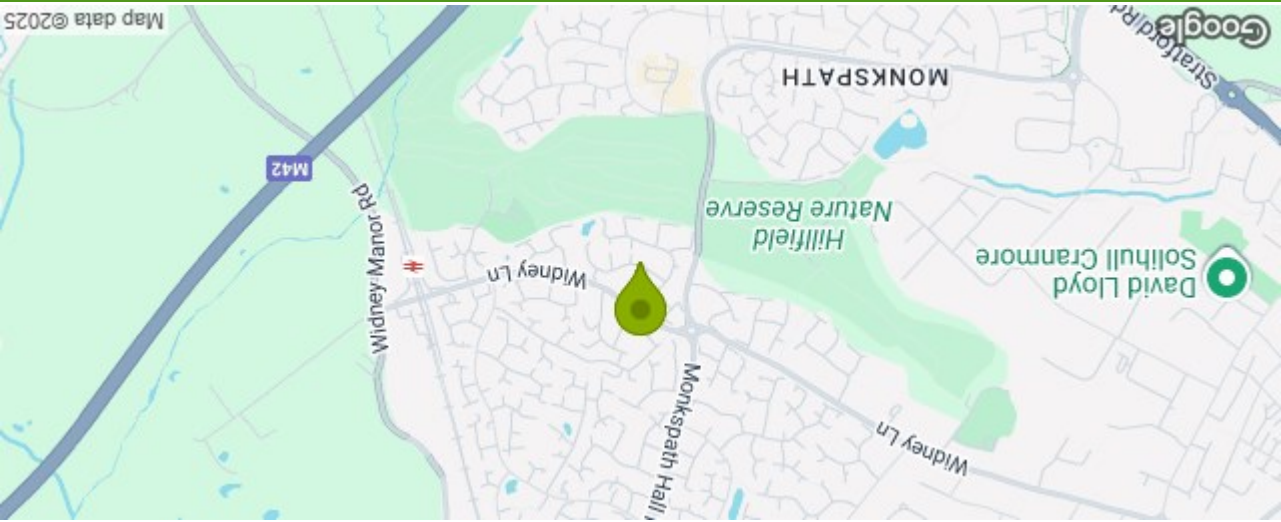
BROADBAND: We understand that the standard broadband download speed at the property is around 2 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 12/05/2025). 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.

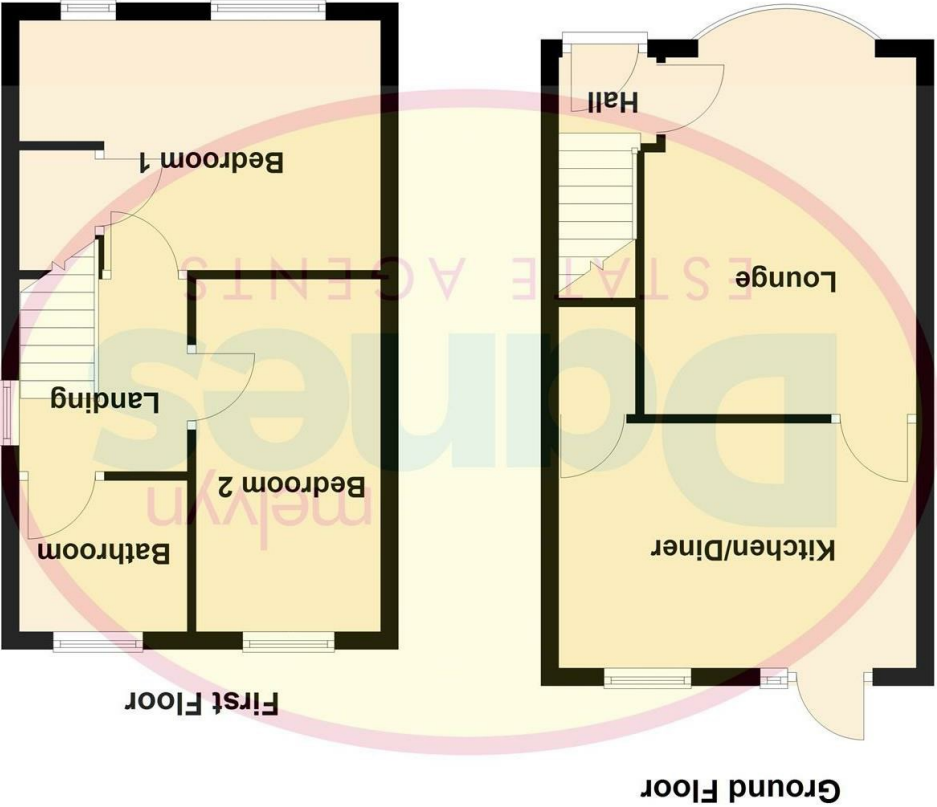
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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                    |         |  |
|---------------------------------------------|---------|--|
| Very energy efficient - lower running costs |         |  |
| A                                           | (81-91) |  |
| B                                           | (69-80) |  |
| C                                           | (55-68) |  |
| D                                           | (39-54) |  |
| E                                           | (21-38) |  |
| F                                           | (1-20)  |  |
| Not energy efficient - higher running costs |         |  |
| EU Directive 2002/91/EC                     |         |  |
| England & Wales                             |         |  |
| Potential                                   |         |  |
| Current                                     |         |  |
| 87                                          |         |  |
| 60                                          |         |  |

18 Kinsham Drive Hillfield Solihull B91 3UG  
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.