



**Danes** melvyn  
ESTATE AGENTS

Glenside Avenue

Solihull

Asking Price £450,000

## Description

Glenside Avenue leads from Charingworth Road which in turn leads from Ebrington Avenue at the junction with Old Lode Lane close to local shops. Regular bus services operate along Old Lode Lane to the centre of Solihull approximately three miles distant or into the city centre of Birmingham.

Nearby Hobs Moat Road joins the A45 Coventry Road at the Wheatsheaf where one will find more comprehensive shopping facilities and easy access to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

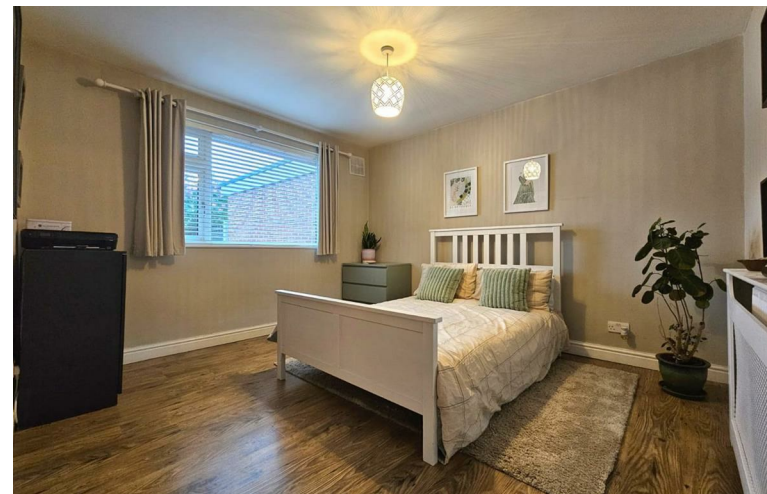
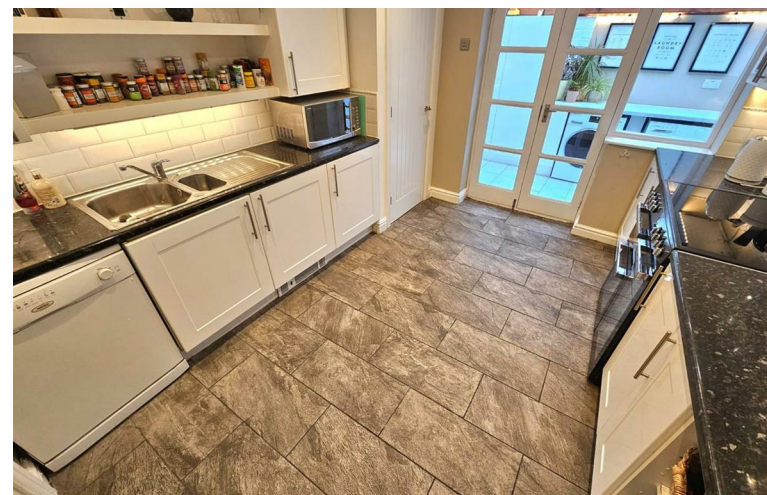
Nearby is Elmdon Park, a very pleasant area of public open space with woodland walks and historic church.

Solihull town centre offers excellent shopping facilities adjacent to which is access to Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Glenside Avenue is a pleasant cul de sac of similar style properties, many of which have been altered and extended over the years. Number 16 stands behind a predominantly decorative driveway and is accessed via a good sized porch and comprises of entrance hall with various storage options, fitted kitchen with ample space for white goods as well as a free standing cooker and access via glazed doors into the side utility room with front and rear outside access. Off the hall is the living room, a generous well proportioned room with glazed door into the garden room which is currently set up as a dining and exercise space and benefitting from sliding glazed doors into the rear garden.

On the ground floor we have three bedrooms all doubles and all well presented with the smaller of the three befitting from closet storage. Off the hall way is the fitted family bathroom and access to the first floor. The first floor offers a refitted shower room with oversized walk in shower, principle bedroom with front and rear skylights and eves storage. A really good sized room with potential to add an en-suite or dressing area. Off the landing is a large storage cupboard as well as access into a very smartly presented and useable loft space.

To the rear we have good sized mature private gardens with raised deck, shed, summer house and various seating areas. To the front we have ample off road parking and an electric charging point.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Living Room**

14'4" x 15'10" (4.393 x 4.838)

**Kitchen**

11'7" x 10'2" (3.531 x 3.121)

**Utility**

15'0" x 5'8" (4.577 x 1.742)

**Garden Room**

17'0" x 10'0" (5.189 x 3.055)

**Bedroom One**

18'5" x 10'8" (5.626 x 3.268)

**Bedroom Two**

10'10" x 14'8" max (3.319 x 4.482 max)

**Bedroom Three**

10'11" x 12'4" (3.337 x 3.765)

**Bedroom Four**

11'4" x 7'11" (3.457 x 2.426)

**Loft room**

14'1" x 11'1" (4.315 x 3.403)

**Ground Floor Bathroom**

9'1" max x 8'9" max (2.790 max x 2.670 max)

**First Floor Shower Room**

6'3" x 9'2" (1.911 x 2.819)

**Private Rear Gardens**

**Off Road Parking**



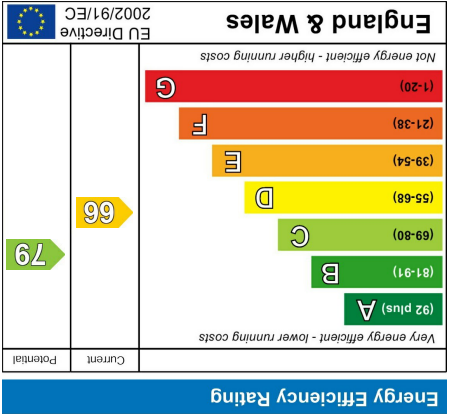
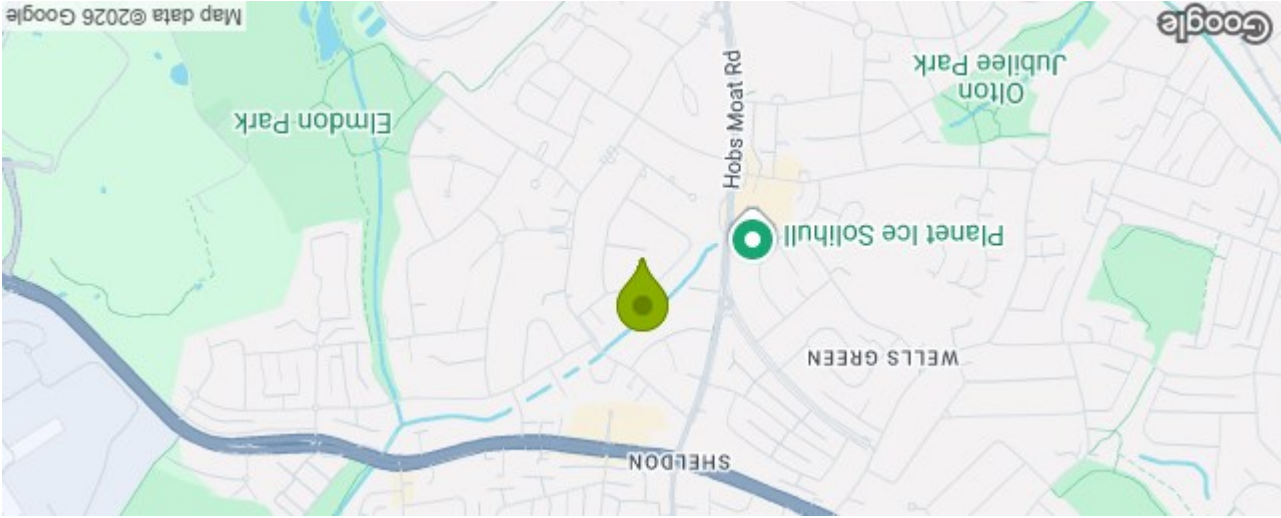
TENURE: We are advised that the property is Freehold.

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 Purchasers 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, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

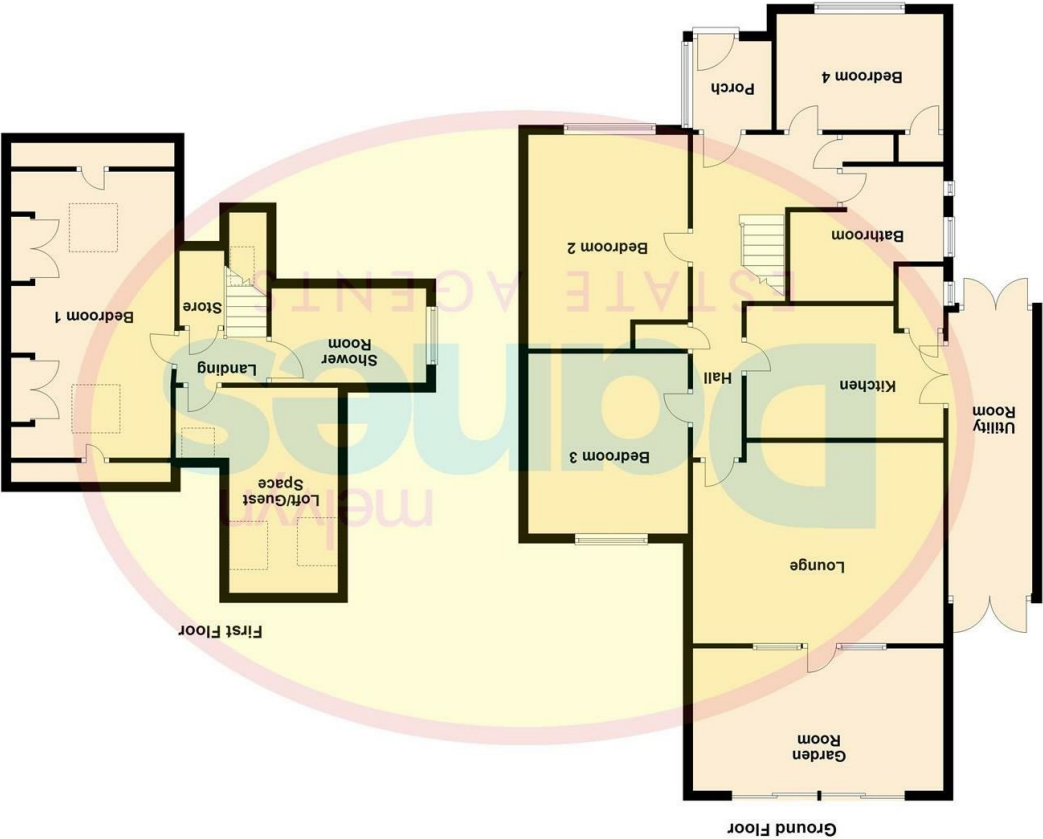
**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.org.uk](http://www.ofcom.org.uk) for broadband and mobile coverage at the property. From data taken on 02/03/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed 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.



16 Glenside Avenue Solihull Solihull B92 8JA  
Council Tax Band: E



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.