



**melvyn
Danes**
ESTATE AGENTS

Cornyx Lane

Solihull

Asking Price £350,000

Description

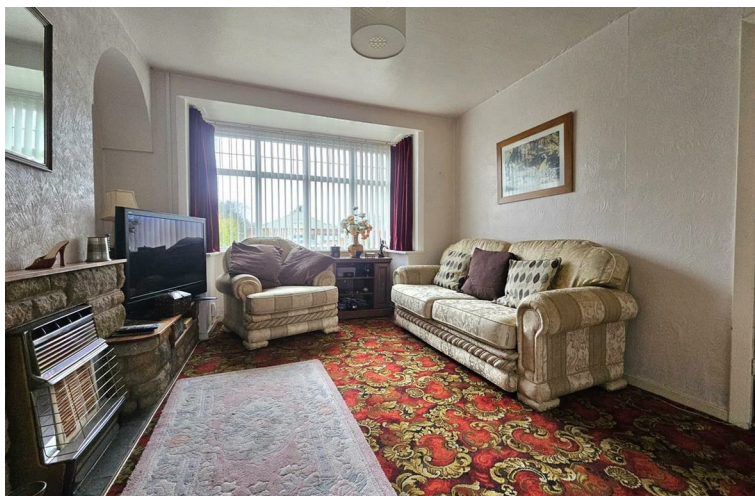
Cornyx Lane leads to Moat Lane which joins Lode Lane one of the main arterial roads into Solihull town centre. Regular bus services operate along Lode Lane to the town centre or out towards the A45 Coventry Road which gives access to the city centre of Birmingham or travelling in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Solihull town centre is approximately 1 mile away and offers an excellent array of shopping facilities together with 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.

The property is set back from the road behind a front tarmacadam driveway with fore garden which leads to the front porch allowing access to the front door into the accommodation which comprises of, front reception with bay window and fire place with open arches. With concertina doors opening into the rear reception room with views over the garden. From this room one can access the kitchen which is of basic style and would benefit from a refit but is a reasonable size and has direct access into the ground floor shower room, door into the garden and further access into the single garage.

To the first floor we have three bedrooms two of which are particularly good sized doubles with ample fitted storage. Off the landing is the family bathroom with loft access and airing cupboard.

To the rear we have a huge garden mainly laid to lawn with immediate patio offering a blanc canvas or great potential for extending subject to planning.



Accommodation

Entrance Porch

Entrance Hall

Living Room

14'3" x 11'2" (4.356 x 3.419)

Dining Room

11'4" x 11'5" (3.468 x 3.499)

Kitchen

7'4" x 11'4" (2.237 x 3.468)

Ground Floor Shower & WC

8'3" x 4'2" (2.518 x 1.286)

Garage

11'3" x 7'9" (3.450 x 2.375)

Bedroom One

9'10" x 14'2" (3.00m x 4.32m)

Bedroom Two

9'11" x 11'6" (3.028 x 3.508)

Bedroom Three

7'3" x 6'5" (2.222 x 1.980)

Bathroom

7'6" x 7'2" (2.288 x 2.188)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

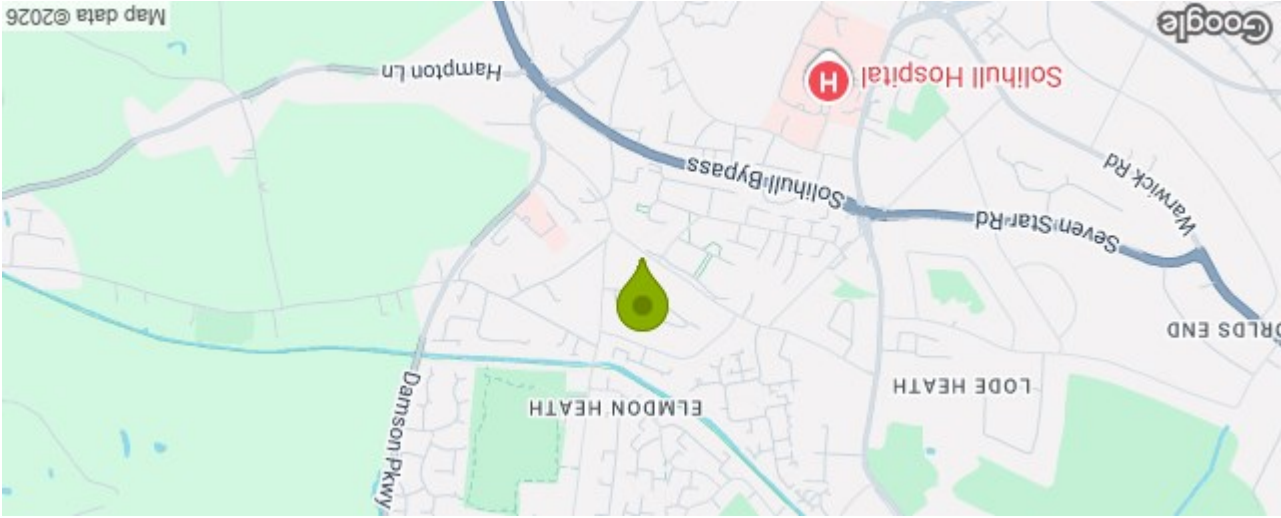
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 28/1/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 28/1/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

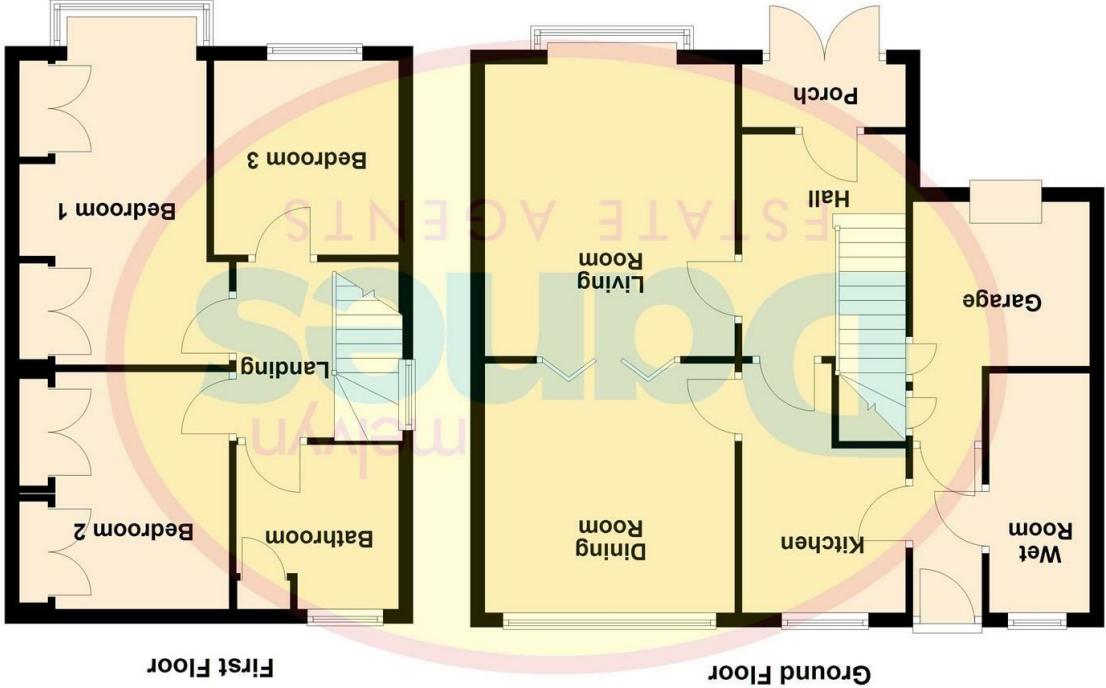
VIEWING: By appointment only with the office on the number below 0121 711 1712

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 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.



Tel: 0121 711 1712 Email: solihull@melyvandanes.co.uk melyvandanes.co.uk



71 Cornyx Lane Solihull B91 2SF
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		
	36	79

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.