

54 Whitefields Road, Solihull B91 3NX



£499,950 Freehold

No Upward Chain



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Solihull

Solihull is a popular and thriving residential area which boasts attractive housing of varying styles and sizes, parks and open spaces, leisure and sports facilities and it borders open countryside in which there are sought after villages and attractive walks. Throughout the Borough of Solihull there is an extensive choice of shops, restaurants and public houses, especially in the town centre of Solihull. There are excellent communication links from Solihull, including its railway station which offers commuter services to London and Birmingham as well as local commuter service, the M42 motorway which links the national motorway network and Birmingham International Airport and Railway Station. There are a number of thriving business and retail parks in the Solihull area providing business and shopping opportunities.

Schooling

Solihull MBC is proud of its education standards and facilities at primary, secondary and college levels. Should you wish to verify the catchment area for this property you can contact Solihull Council on 0121 704 6693, visit their web site – www.solihull.gov.uk and look at Online Maps or email admissions@solihull.gov.uk. Solihull Council can also provide information regarding nurseries. There is also a choice of well regarded private schools in the area for all age groups.

Property

The property is situated in the cul de sac section of Whitefields Road and it is within half a mile of Solihull High Street. Here one will find the excellent shopping facilities for which Solihull is renowned and business premises together with main line London to Birmingham railway station.

An extension of Whitefields Road going away from the town centre is sited St Augustine's and St Peter's Roman Catholic Schools and Tudor Grange Academy.

The property occupies an excellent position and is ripe for modernisation and possible extension, subject to the required planning permissions.

We would estimate it was constructed in the 1950's and occupies an excellent plot facing out onto Whitefields Road. There is pedestrian access in the opposite direction which will bring you out onto Church Hill Road and thus into Solihull, alternatively one could walk down Monkspath Hall Road and out onto Princes Way and into the town centre by that route.

The property stands back from the road behind a low walled garden with wide tarmac driveway and parking/turning area and a variety of mature shrubberies and trees.

CANOPY PORCH

UPVC part sealed unit double glazed door to

HALLWAY

Double central heating radiator and thermostat, staircase leading to upper floor with shoe cupboard under, doors to dual aspect lounge, dining room, kitchen and guest cloakroom.

GUEST FITTED CLOAKROOM

Low level WC, vanity wash hand basin, aluminium sealed unit double glazed window.

DUAL ASPECT LOUNGE 19'0" max x 11'7" (5.79m max x 3.53m)

White aluminium small pane effect sealed unit double glazed window and matching patio to rear, stone feature fireplace with gas fire.

DINING ROOM 13'10" x 11'7" (4.22m x 3.53m)

White aluminium sealed unit double glazed window with small pane effect, matching side window, double central heating radiator, hatch to kitchen.

KITCHEN 15'4" x 7'7" plus alcove (4.67m x 2.31m plus alcove)

Range of floor storage cupboards and drawers, work surfaces with single drainer stainless steel sink, Kenwood gas range cooker, tiling to walls, recess housing Gloworm floor standing gas fired central heating boiler with Danfoss programmer, aluminium sealed unit double glazed window to rear and matching door.

PANTRY 4'8" x 2'5" (1.42m x 0.74m)

Aluminium sealed unit double glazed window and shelving.

LANDING

Aluminium small pane effect window overlooking foregarden, airing cupboard with insulated copper cylinder and immersion heater, doors to four bedrooms and bathroom.

BEDROOM ONE 13'10" x 11'7" max (4.22m x 3.53m max)

White aluminium sealed unit double glazed small pane effect windows to front and side, built in wardrobe, central heating radiator.

BEDROOM TWO 11'7" x 9'8" (3.53m x 2.95m)

White aluminium sealed unit double glazed window to front, central heating radiator.

BEDROOM THREE 11'8" x 7'8" (3.56m x 2.34m)

White aluminium sealed unit double glazed window, central heating radiator.

BEDROOM FOUR 11'7" x 7'3" (3.53m x 2.21m)

White aluminium sealed unit double glazed small pane effect window to front, central heating radiator.

BATHROOM 6'6" x 6'3" (1.98m x 1.91m)

Panelled bath with Mira gravity fed shower over, pedestal wash hand basin, low level WC, tiling to walls, obscure white aluminium sealed unit double glazed window.

OUTSIDE

To the left hand side of the property is a blocked tradesman's side entrance and to the right is a brick wall with gate leading to a side yard and the rear garden. Attached to here is a brick built garage.

GARAGE 16'5" x 8'3" (5m x 2.51m)

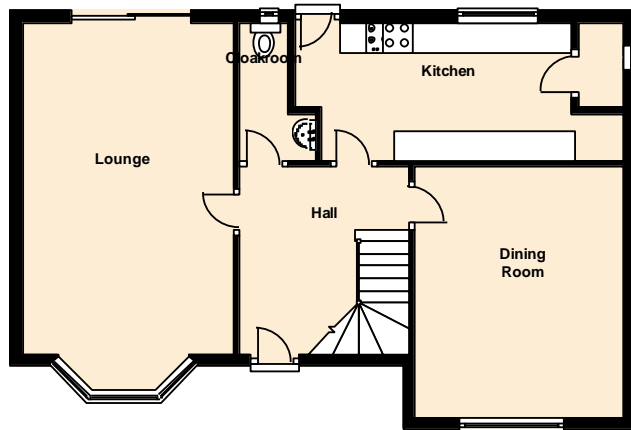
Double doors to front, light and power points and beyond here is a brick built work shop.

The rear garden extends approximately 45 feet and is laid with lawn, paving and well fenced and mature hedged boundaries with dense wooded screen to the rear.

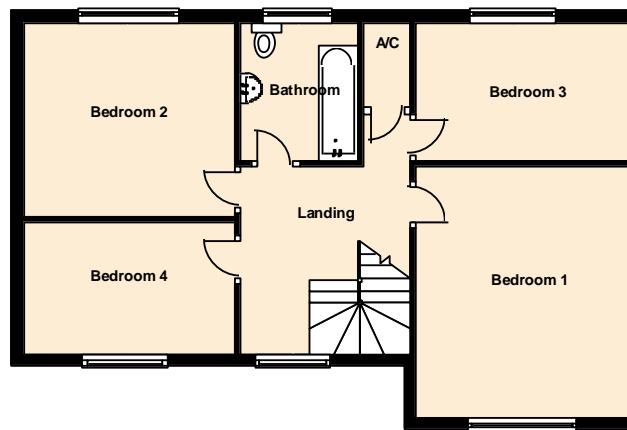




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

EPC Link:

<https://www.epcregister.com/searchReport.html?RRN=2828-5038-7238-4566-7924>

Viewing:

By appointment with Melvyn Danes on 0121 711 1712

Location:

Leaving the town centre of Solihull via Church Hill Road, take the second exit at the traffic island into Princes Way and left at the traffic lights into Monkspath Hall Road. At the second traffic island bear left into Whitefields Road where the property will be found on the left hand side.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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