



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

**Willow Road**

**Solihull**

**Offers In Excess Of £350,000**

Willow Road is accessed directly from Yoxall Road or St Gerrard's Road off Blossomfield Road, one of the main arterial roads giving access to the town centre of Solihull passing Tudor Grange School, Alderbrook School and Solihull College adjacent to which is Tudor Grange Park and leisure centre. Opposite here is access to Solihull's main line London to Birmingham railway station.

Travelling away from the town centre Blossomfield Road leads into Marshall Lake Road where retail parks are sited and this leads out to the A34 Stratford Road. The A34 gives access to the city centre of Birmingham or travelling in the opposite direction to junction 4 of the M42 motorway and at junction 6 one will find the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

The property is set back from the road behind a front driveway which leads via a glazed front door to the entrance porch.



# ACCOMMODATION

## Entrance Porch

A glazed entrance porch leading to inner door into hallway

## Entrance Hall

A through entrance hall allowing access into the reception rooms and the kitchen.

## Living Room

11'5" x 12'10"



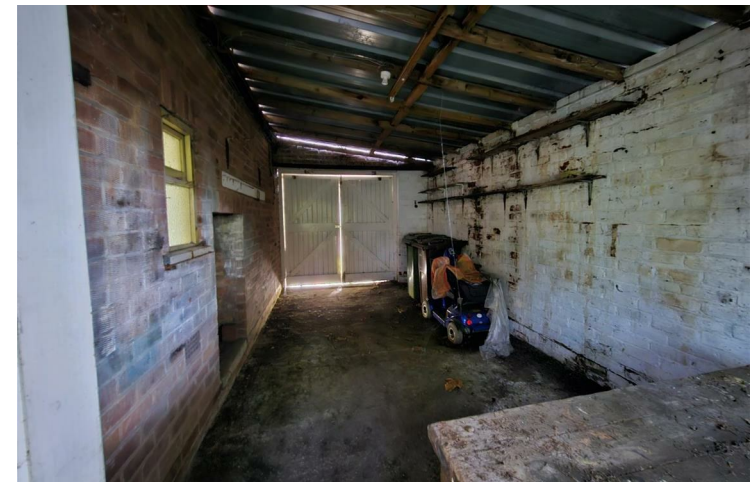
A good sized reception room with bay window to front elevation, electric fire place with stone effect surround and ceiling light.

## Dining Room

12'3" x 10'0"



Having window and glazed door over looking and opening onto the rear garden, electric fire place with stone effect surround and ceiling light.



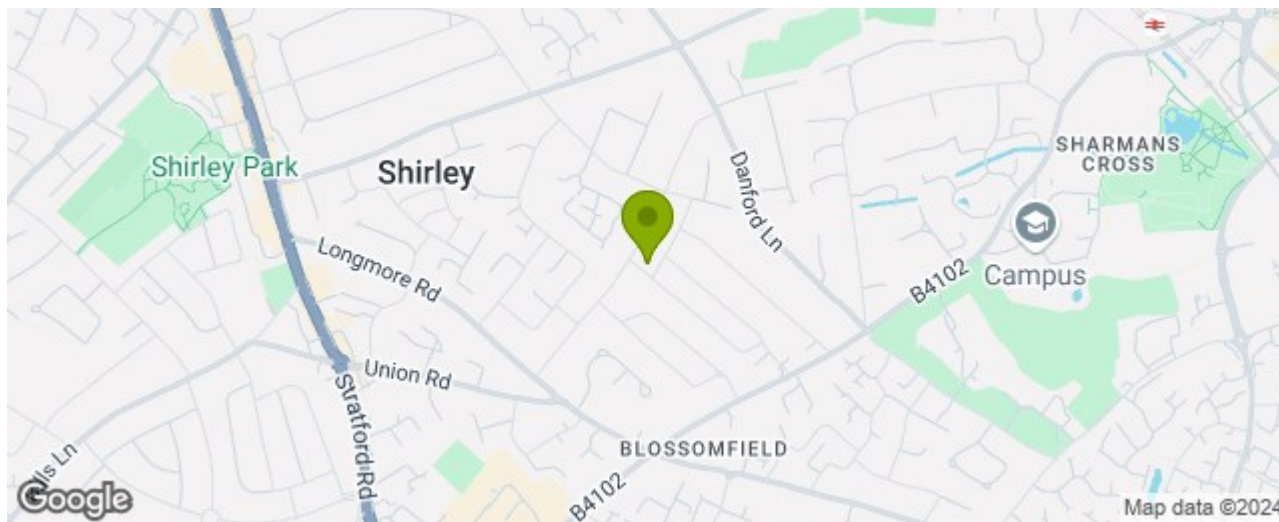
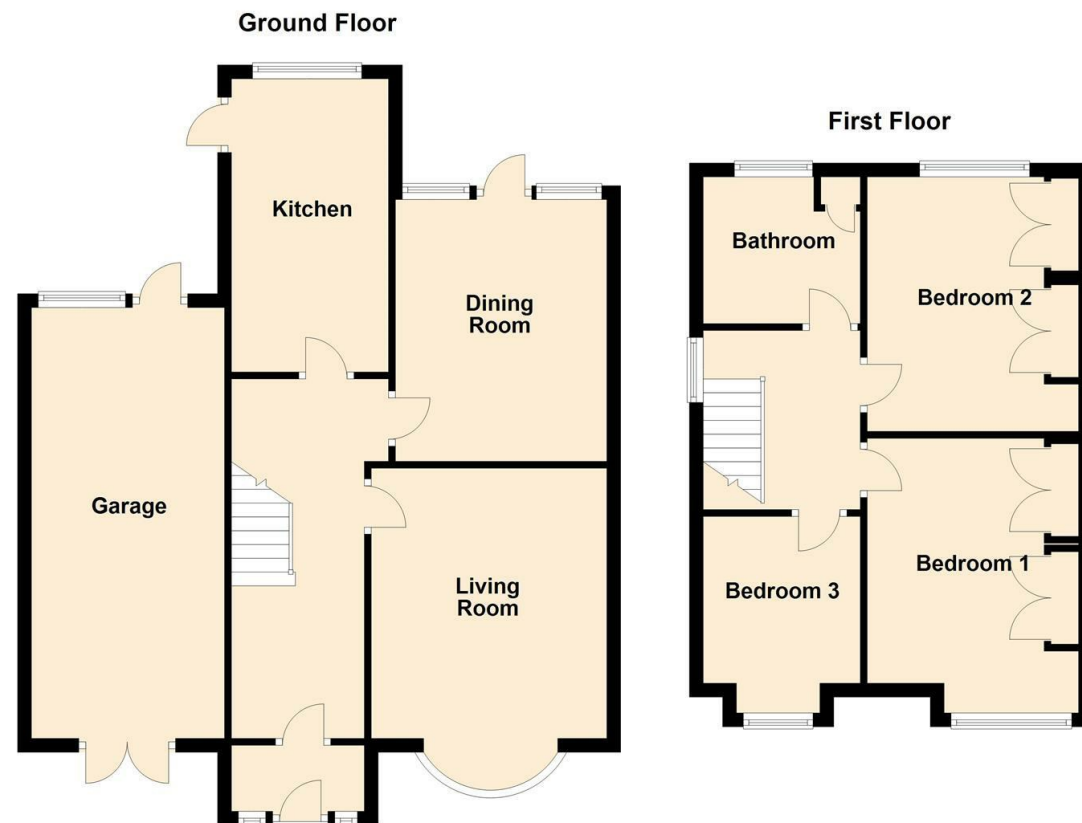
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

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

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



78 Willow Road Solihull Solihull B91 1UF  
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.