



melvyn
Danes
ESTATE AGENTS

Farm Close
Solihull
Asking Price £270,000

Farm Close is off Tanhouse Farm Road and leads from Old Lode Lane where one will find local shopping, primary school and along which regular bus services operate to the town centre of Solihull or out to the A45 Coventry Road in Sheldon and on into the city centre of Birmingham.

Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

At the end of Tanhouse Farm Road is Elmdon Park, a pleasant area of public open space with children's play area, duck pond and historic church, and therefore an ideal location for this family home.

The property is set back from the road behind a paved driveway leading to the accommodation.



ACCOMMODATION

Entrance Porch

Accessed via glazed front door leading to inner door to hallway

Entrance Hall

A through reception hall allowing access into the living room, kitchen and first floor.

Living Room

13'1" x 11'5"



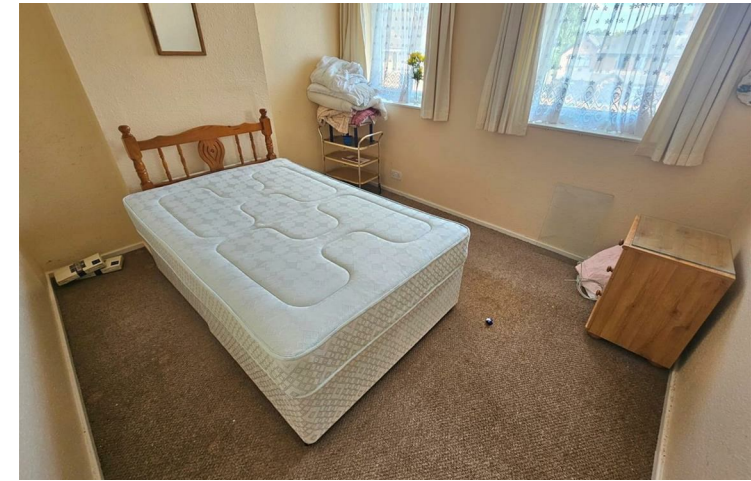
A good sized living room with window to front elevation, electric fire place, ceiling light and wall mounted radiator.

Dining Room

11'5" x 7'10"



Accessed off the kitchen with glazed door and windows to the rear elevation, ceiling light and wall mounted radiator.



COUNCIL TAX BAND: C

LOCATION

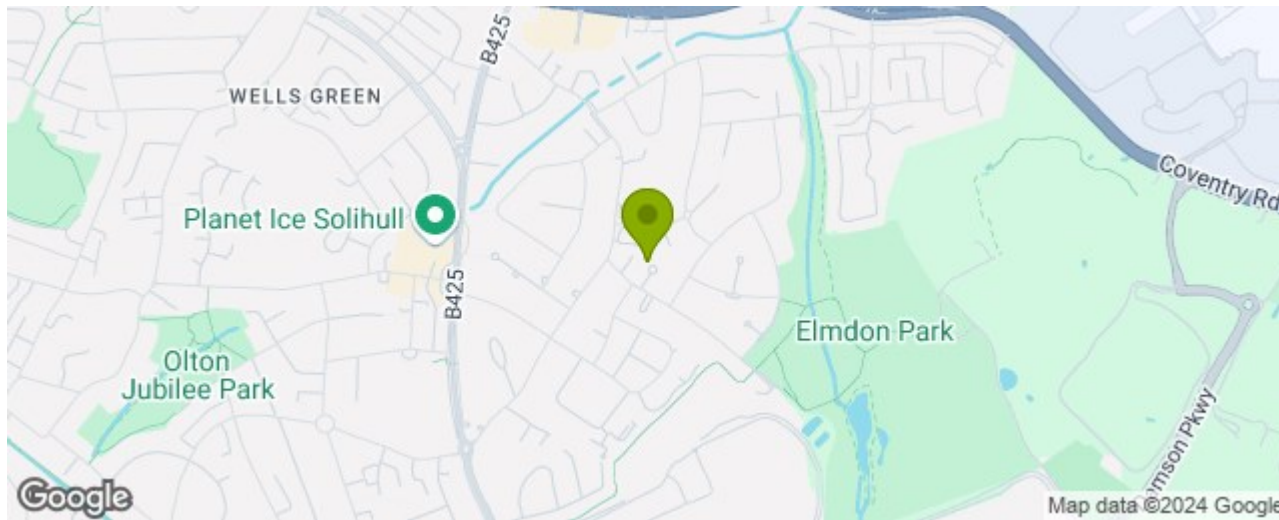
Leaving the town centre of Solihull via Lode Lane, proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along Old Lode Lane and take the third turning on the right into Tanhouse Farm Road where the property will be found on the right hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

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.



**7 Farm Close Solihull Solihull B92 9ES
Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		64	80
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.