



melvyn  
**Danes**  
ESTATE AGENTS

**Victor Road**

**Solihull**

**Asking Price £340,000**



Victor Road leads off Glencroft Road which leads out to the A45 Coventry Road along which regular bus services operate and where one will find a good choice of shopping facilities and restaurants. The A45 gives access to the city centre of Birmingham or in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Further shopping will be found in nearby Old Lode Lane at the junction of Valley Road and Hatchford Brook Road and regular bus services operate along here to the town centre of Solihull where one will find an excellent choice of shopping facilities and Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Elmdon Park is a short distance away offering a pleasant area of public open space with children's play area and historic church.

An ideal location therefore for this rare affordable detached property that would benefit from a scheme of works but has great potential to improve and add value.

The accommodation offers good sized rooms and has been extended by the current owner to include a utility, WC and larger fitted kitchen. Having two large double bedrooms with fitted storage and a further generous single room. With a rear lean too/conservatory and side garage/workshop this property offers good sized flexible accommodation.





## ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room

10'9" x 13'7"

Dining Room

10'9" x 13'0"

Conservatory

15'3" x 7'10"

Kitchen

12'2" x 8'10"

Utility

8'11" x 4'5"

WC

Bedroom One

14'6" x 10'10"

Bedroom Two

11'11" x 10'10"

Bedroom Three

7'2" x 8'11"

Bathroom

7'0" x 8'10"

Garage/Workshop

23'10" x 8'0" max

Front And Rear Gardens





### TENURE

We are advised that the property is Freehold but we have not received confirmation of this.

### VIEWING

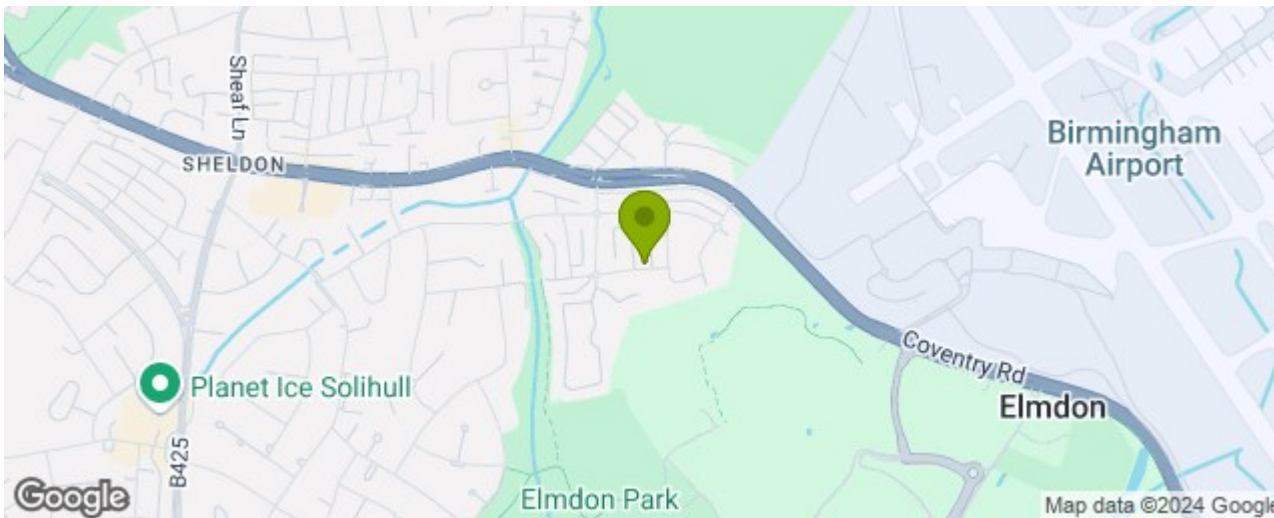
By appointment only please with the Solihull Office on .

### 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.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**135 Victor Road Solihull Solihull B92 9DJ**  
**Council Tax Band: D**

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	78
<b>England &amp; Wales</b>	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.