



**Danes** melvyn  
ESTATE AGENTS

**Ulleries Road**

**Solihull**

**Asking Price £400,000**



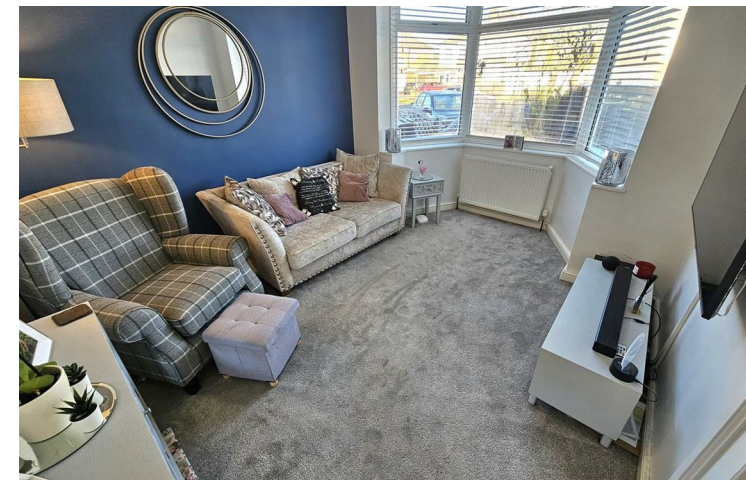
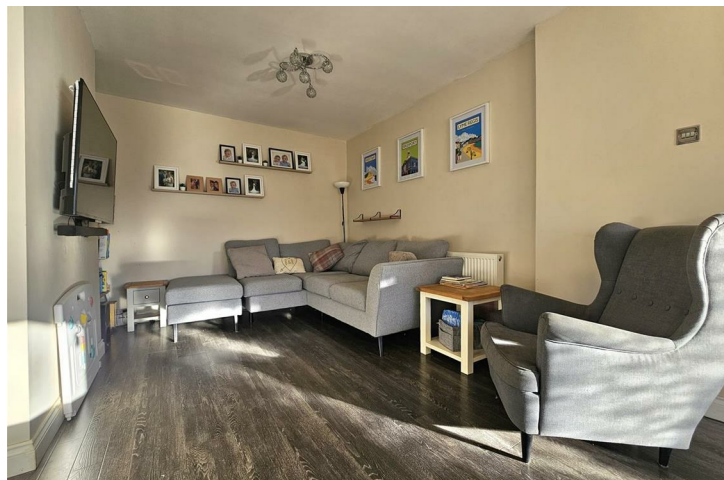
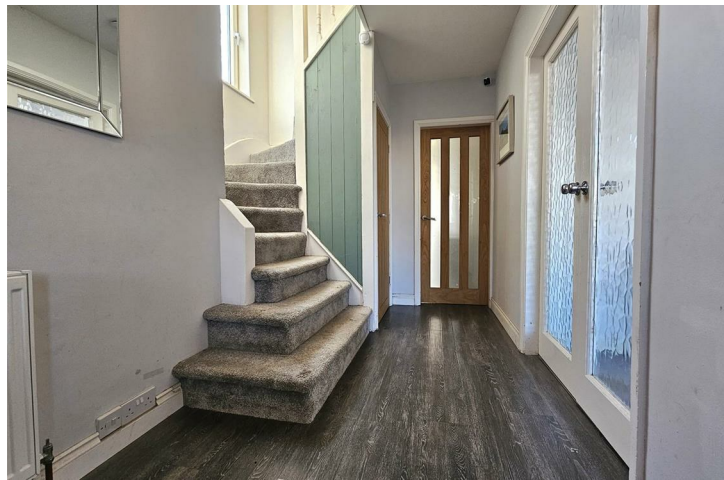
The property is situated towards the top of Ulleries Road (West end). A well-established tree lined road of mature properties, leading from Lyndon Road to Hobs Moat Road. It has easy access to regular bus services in and out of Solihull town centre and Birmingham City centre.

Local shops are located within walking distance at Hobs Moat, Lyndon Road and Richmond Road. Hobs Moat having the additional facilities of a Petrol Station, Solihull Ice Rink and a choice of restaurants and takeaway outlets. There are further shopping facilities along the A45 (Coventry Road) in Sheldon and Wheatshaf areas. The A45 giving access to Birmingham and travelling in the opposite direction you come to Birmingham International Airport, Birmingham International Railway Station, NEC and Resorts World, and Junction 6 of the M42 motorway.

The freehold property was built in the late 1930's. It offers sound well-constructed accommodation that has been well maintained and is ideally situated for an excellent range of schools covering all ages and are all within easy walking distance of the property.

The accommodation benefits from significant ground floor extensions allowing for open plan living whilst incorporating a home office and good sized utility space. A planning application has been submitted (PL/2024/02200/MINFHO) and a positive decision is expected to allow for a porch, garage conversion with shower room, and a double storey wrap around extension enabling bigger bedrooms, an en-suite and a large bathroom.

The accommodation currently comprises of entrance porch, entrance hall with cloaks storage, living room with large bay window, open plan refitted kitchen/dining/living room, utility, WC, three bedrooms, family bathroom, off road parking for numerous vehicles, a particularly large and private garden with various patio and decking areas with power down to the large shed.





## ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room

10'5" x 13'0"

Open Plan Kitchen/Living/Dining Room

23'10" x 8'0" + 23'8" x 12'5"

Study/Bedroom

8'10" x 5'6"

Utility

14'3" x 5'6"

WC

Single Garage

17'0" x 8'7"

Bedroom One

10'6" x 13'6"

Bedroom Two

10'5" x 12'5"

Bedroom Three

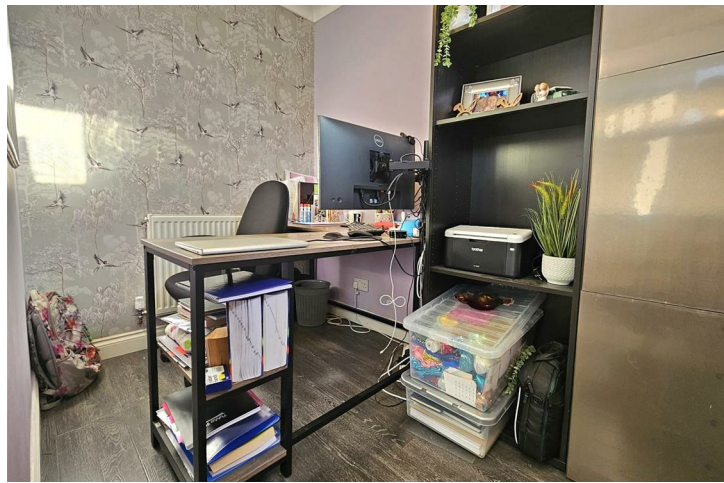
8'4" x 6'7"

Family Bathroom

7'0" x 5'9"

Off Road Parking

Private Rear Gardens



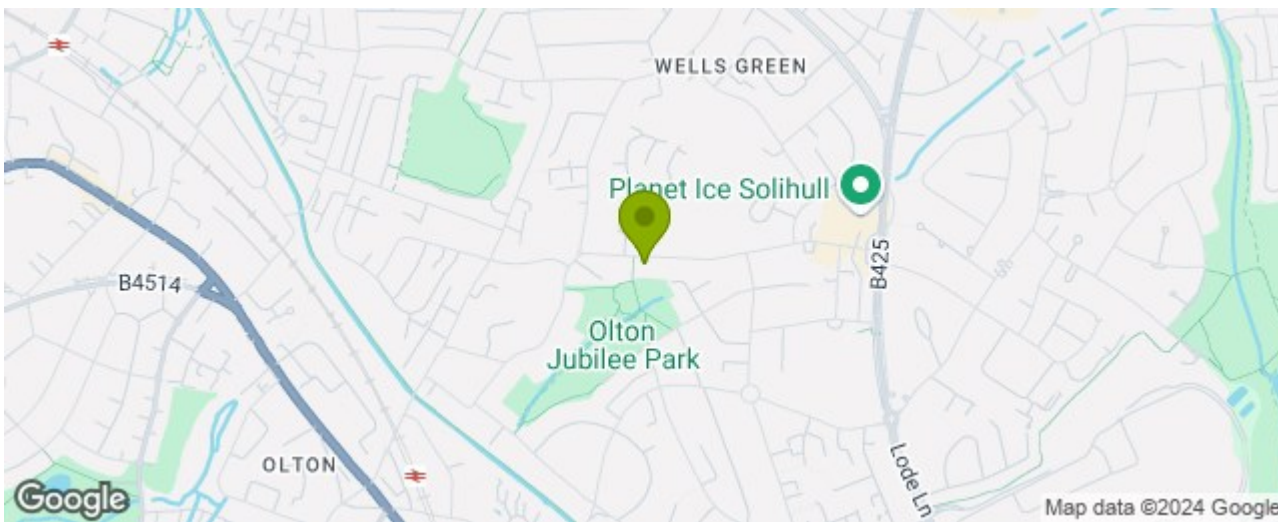


**TENURE:** We are advised that the property is Freehold.

**VIEWING:** By appointment only with the office on the number below.

**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.



**42 Ulleries Road Solihull Solihull B92 8EF**  
**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.