



melvyn
Danes
ESTATE AGENTS

Damson Lane

Solihull

Asking Price £275,000

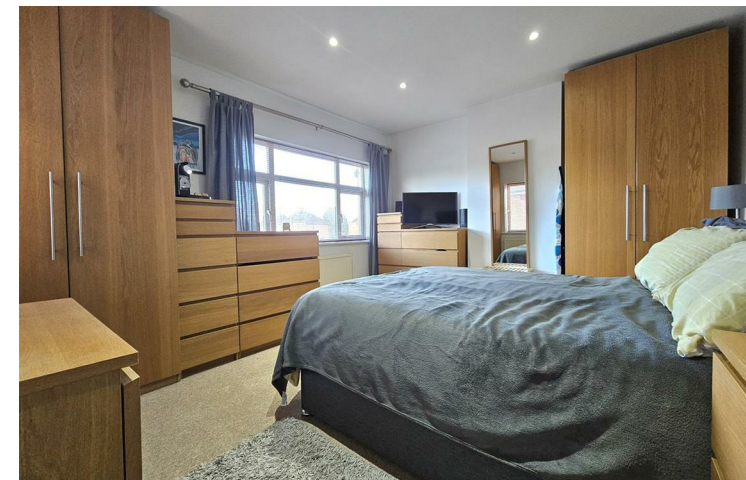
Damson Lane is one of the main arterial road through Solihull. Linking Yew Tree Lane onto Warwick Road and Damson Park Way up to the Coventry Road. Regular bus services operate throughout the area as well as along Lode Lane to the town centre of Solihull.

There is easy access along nearby Damson Parkway to the A45 Coventry Road which will take you to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway. With junior schools within walking distance and within the lode heath catchment area.

An ideal location for this extended two bedrooomed semi detached character property in the heart of Solihull.

Benefitting from off road parking and briefly comprising of, entrance hall, side office/conservatory, open plan kitchen dining room, living room, two double bedrooms, family four piece bathroom, front and rear gardens.

A vacant property available chain free and priced to generate strong interest with viewings starting in the new year 2025.



ACCOMMODATION

Entrance porch

Entrance Hall

Living Room

10'6" x 14'5"

Open Plan Kitchen/Dining Room

14'6" x 13'6" + 6'4" x 9'10"

Side Room/Conservatory

11'10" x 5'3"

Bedroom One

13'8" x 11'9"

Bedroom Two

10'7" x 11'10"

Family Bathroom

6'9" x 9'9"

Front And Rear Gardens

Off Road Parking



TENURE: We are advised that the property is freehold.

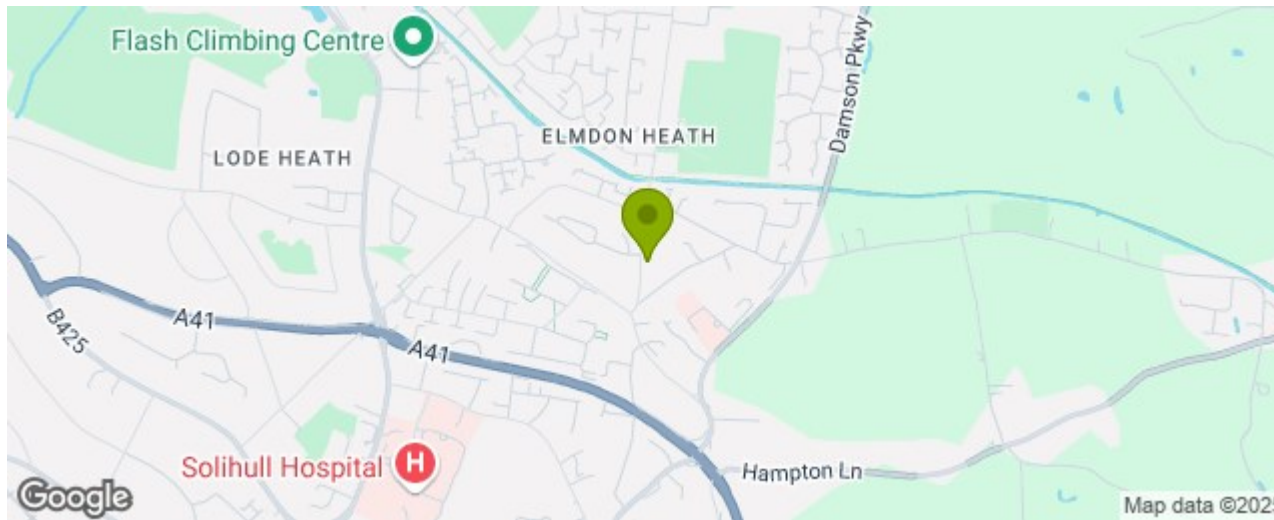
BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 23/12/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 12/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



12 Damson Lane Solihull Solihull B91 2RD
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(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.