

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

An aerial photograph of a residential development. In the center is a large, rectangular green lawn with a young tree in a circular bed. To the left is a paved parking area with several cars, including a white SUV, a blue car, and a dark blue car. In the background is a three-story brick building with white window frames. To the right, the side of a modern brick building with large windows is visible. The sky is clear and blue.

**Keresley Close**  
**Solihull**  
**Offers Around £165,000**

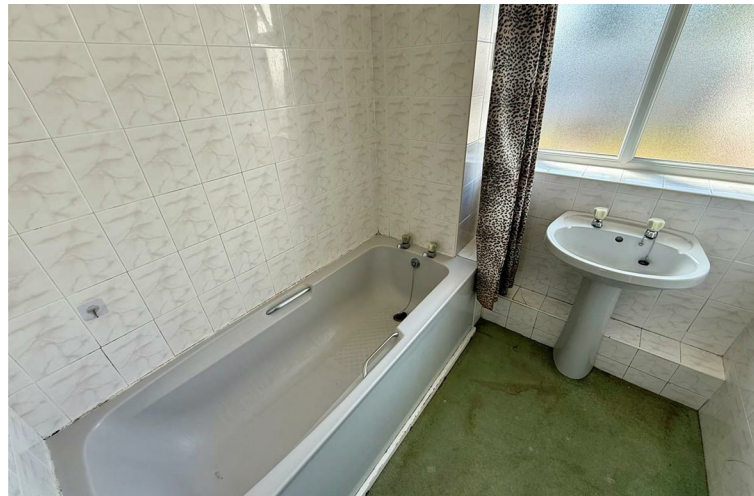
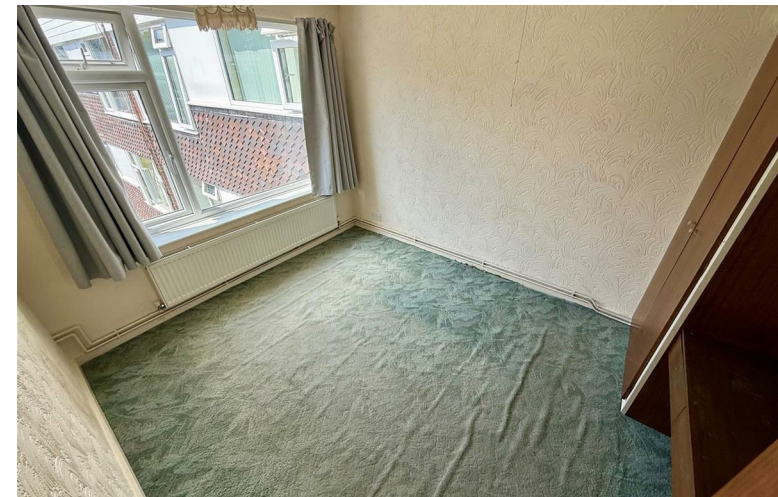
## Description

Keresley Close leads from Lode Lane adjacent to Solihull Hospital in the heart of Solihull making this a very convenient position for those wishing to work in the centre of Solihull, walk to the railway station or indeed enjoy the excellent shopping facilities along the High Street and within the modern and vibrant Touchwood Centre.

Close to the town centre is also Tudor Grange leisure centre and fitness facilities as well as Tudor Grange Park, an attractive expanse of open land.

Those commuting by road can go down the Warwick Road and join the M42 motorway at junction 5. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This very well tended development of just 29 apartments is set within mature grounds and this particular property is situated to the rear of the development with a mature tree screening to the rear to the hospital building itself. It is approached via a UPVC secure entrance with intercom system into hallway with access to communal bin store and stairs to the upper floors where number 28 will be found and briefly comprises; Reception hallway with storage, good-sized living/dining room, breakfast kitchen, two double bedrooms, bathroom and separate WC. The property further benefits from ample storage, a single garage, residents' only parking and access to the well tended communal gardens. The property is in need of some updating but benefits from replacement UPVC double glazing and the huge benefit of an extended lease.



**COMMUNAL ENTRANCE**

**RECEPTION HALLWAY WITH  
CLOAKS**

**BREAKFAST KITCHEN**

12'9" max x 11'6" max (3.89m max x  
3.51m max)

**LOUNGE DINER**

21'6" x 11'6" (6.55m x 3.51m)

**INNER HALLWAY**

**BEDROOM ONE**

13'4" x 11'6" (4.06m x 3.51m)

**BEDROOM TWO**

11'6" x 9'0" (3.51m x 2.74m)

**BATHROOM**

**SEPARATE WC**

**SINGLE GARAGE EN BLOC**

**COMMUNAL GARDENS**



**TENURE:** We are advised that the property is Leasehold and the vendor advises us that extended lease has approximately 129 years remaining and is subject to an annual service charge which is currently just under £2000 per annum.

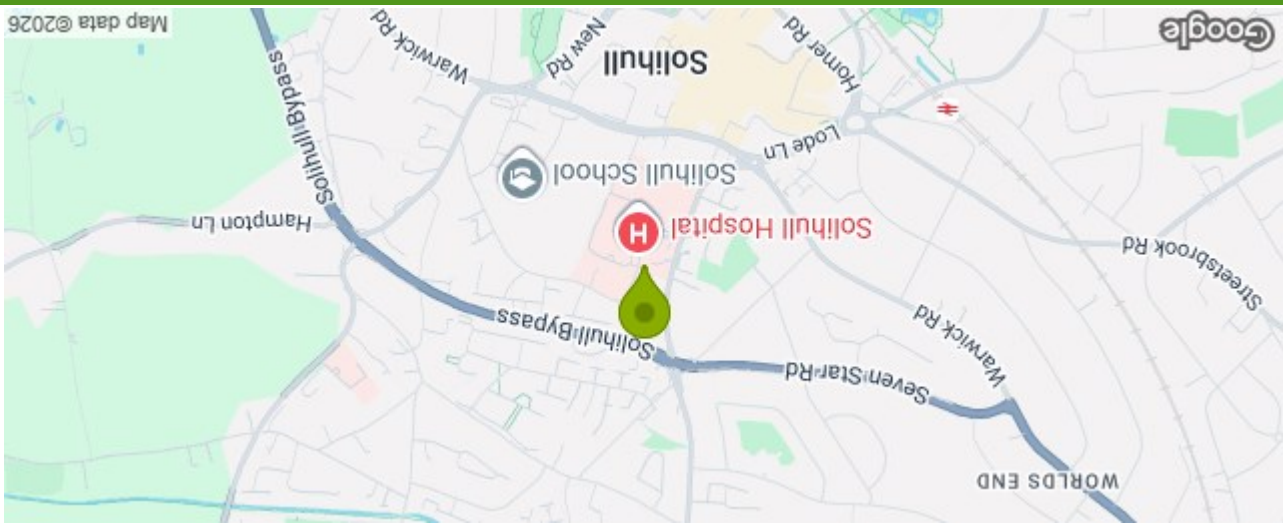
**BROADBAND:** We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Data taken from checker.ofcom.org.uk on 18/06/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 18/06/2025). 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. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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.



**28 Keresley Close Solihull B91 2AD  
Council Tax Band: C**

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

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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.

