



melvyn  
**Danes**  
ESTATE AGENTS



Kendal Grove  
Solihull  
Asking Price £300,000

## Description

Kendal Grove is off Lansdale Avenue which leads off the main Damson Parkway. Constructed in the early 1980's and positioned to take advantage of an excellent facilities in Solihull Town Centre with mainline train station and the Birmingham Suburb of Sheldon.

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.

An ideal location for this modern semi detached house which is situated back from the road behind a front driveway with fore garden and single side garage and comprising of, entrance hall, fitted kitchen with a range of integrated appliances, large living dining room with French doors onto the rear garden. To the first floor we have two double bedrooms one of which has closet storage but ample space in both for wardrobes and occasional furniture. The family bathroom fitted with bath and electric shower over.

To the rear we have a private garden laid mainly to lawn with patio area and mature shrubs with access into the single garage with rear door and up and over door to the front. The garage currently houses washers and dryers.



**Accommodation**

**Entrance Hall**

**Kitchen**

5'5" x 10'0" (1.653 x 3.065)

**Living Dining Room**

11'8" x 16'8" max (3.562 x 5.098 max)

**Bedroom One**

11'8" x 8'11" (3.577 x 2.737)

**Bedroom Two**

8'4" x 11'9" (2.541 x 3.582)

**Family Bathroom**

7'1" x 5'6" (2.178 x 1.680)

**Single Garage**

17'1" x 7'9" (5.228 x 2.384)

**Private Rear Garden**

**Off Road Parking And Fore  
Garden**



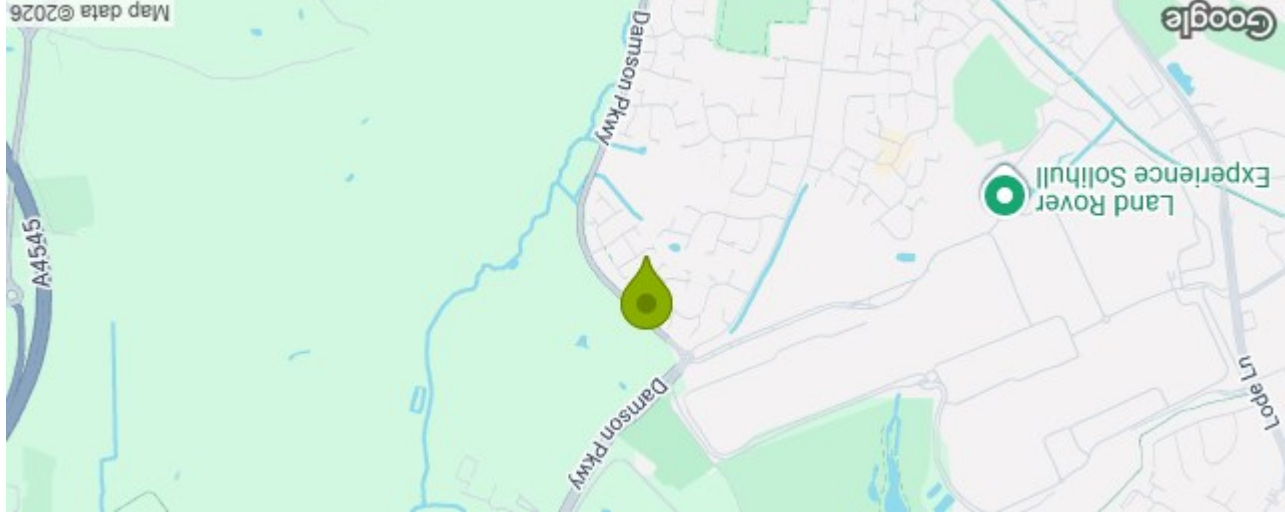
**TENURE:** We are advised that the property is freehold  
**BROADBAND:** We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 28/07/2025. 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 28/07/2025). 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

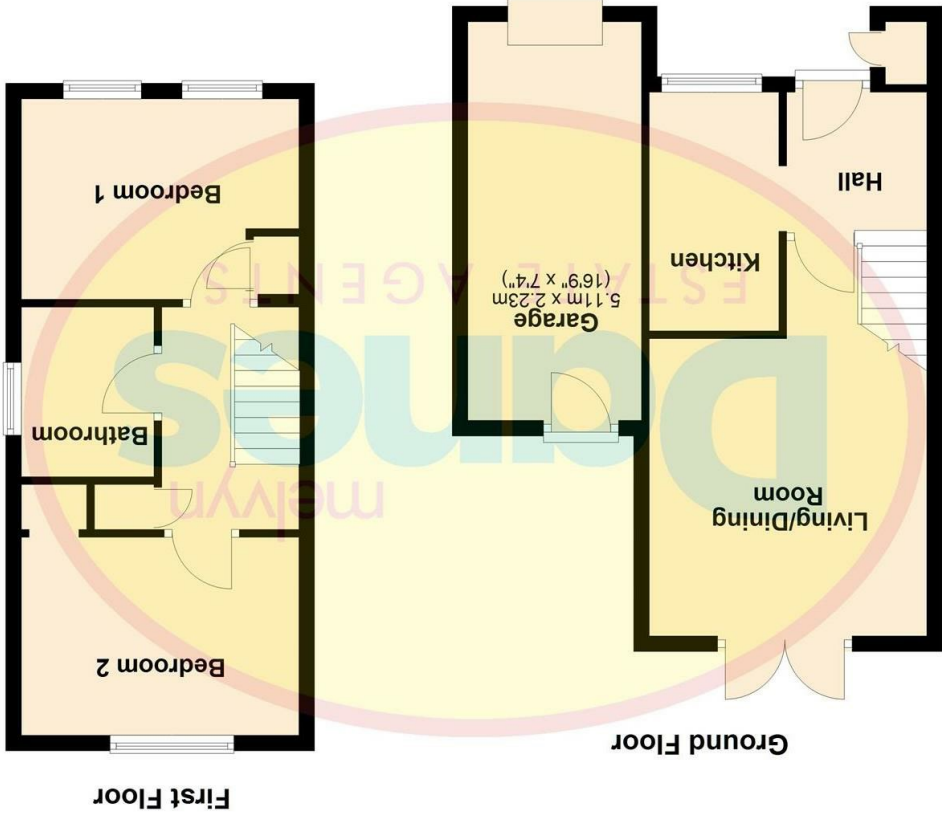
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations 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.



Energy Efficiency Rating	
Potential	78
Current	71
<b>England &amp; Wales</b> EU Directive 2002/91/EC 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	

**82 Kendal Grove Solihull Solihull B92 0PS**  
**Council Tax Band: C**



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.