

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, 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, uppercase, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story brick house with a brown tiled roof and a chimney. The house has white window frames and a white front door. There is a gravel driveway on the right and a lawn with garden beds on the left. A grey car is parked in the driveway. The sky is blue with some clouds.

Studley Croft

Solihull

Asking Price £425,000

Description

Studley Croft leads off Ventnor Road which leads indirectly off Old Lode Lane and is close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial roads giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and 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.

This four bedroomed extended semi detached property occupies a corner plot and is approached via a fore garden and off-road parking leading to the front entrance allowing access into the porch and into the further accommodation which comprises of entrance hall, living room with bay window and log burner with surround, open plan kitchen/breakfast room with a range of integrated appliances, breakfast bar and French doors onto the rear garden. Off the kitchen is the large reception room currently set up as a dining room and second sitting room, having a door onto the rear garden and further access into the single garage. Off the hallways is a guest WC and access to the first floor.

To the first floor we have four bedrooms, three of which a generous doubles with the principle bedroom having the benefit of walk through dressing, en-suite shower room and panelled walls. The third bedroom also has a large bay window and built in storage with the four bedroom being a good sized single with drop down ladder loft access. The family bathroom is accessed off the landing and is well fitted with P shaped bath and shower over.

To the rear we have a private garden with patio area and a triangle lawn with panelled fencing and mature planting with further seating and raised beds.

To the front we have a gravelled drive way and side lawn with retaining wall, garden path front garage access.



Accommodation

Entrance Porch

Entrance Hall

Living Room

Kitchen/Breakfast Room

17'2" x 15'8" (5.250 x 4.794)

Dining Room/Second Sitting Room

19'11" max x 12'4" (6.096 max x 3.764)

Ground Floor WC

7'10" x 3'0" (2.391 x 0.925)

Bedroom One

17'8" max x 11'3" (5.406 max x 3.443)

En-Suite

6'6" x 6'3" (1.983 x 1.921)

Bedroom Two

11'5" x 11'11" (3.488 x 3.656)

Bedroom Three

10'0" x 13'0" (3.060 x 3.965)

Bedroom Four

8'0" x 7'0" (2.454 x 2.134)

Bathroom

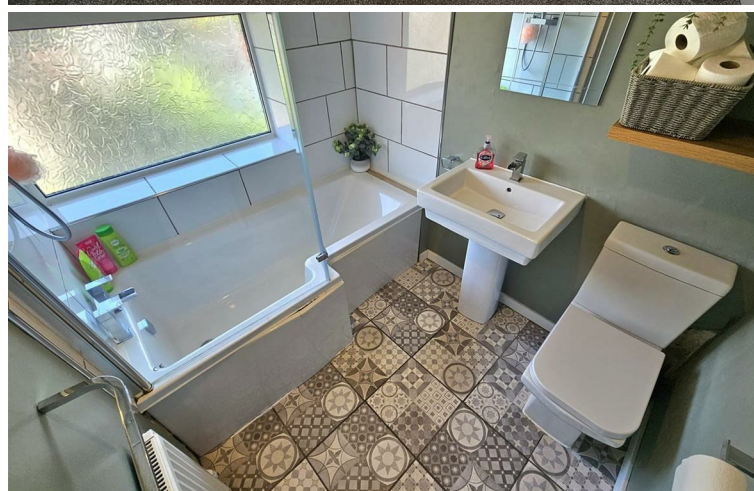
7'0" x 5'6" (2.148 x 1.699)

Single Garage

14'1" x 7'6" (4.312 x 2.292)

Private Rear Gardens

Off Road Parking



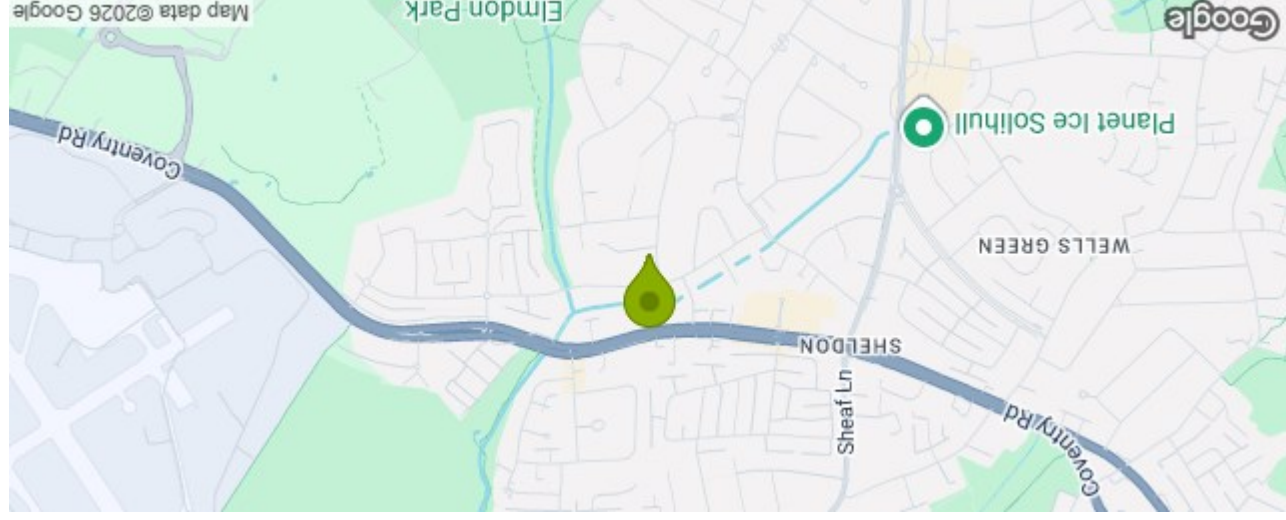
TENURE: We are advised that the property is Freehold

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 29/4/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



**1 Studley Croft Solihull Solihull B92 9BQ
Council Tax Band: D**

Energy Efficiency Rating	
Potential	83
Current	72
Very energy efficient - lower running costs A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (1-20)	
Not energy efficient - higher running costs 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.

