



melvyn
Danes
ESTATE AGENTS



Limbury Grove

Solihull

Offers In Excess Of £300,000

Description

Limbury Grove is off Huxbey Drive off Damson Parkway relief road. Constructed in the early 1980's and positioned to take advantage of an excellent facilities in Solihull Town Centre 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 foregarden. A double glazed front door opens to the entrance porch which has access into storage and services cupboard and a further door allowing access into the accommodation which comprises of, entrance hall, large living room with feature fire place and access into the fitted kitchen. An open plan kitchen breakfast room with a modern fitted kitchen with a range of integrated appliances, under stair storage, side door access and French doors onto the rear garden.

To the first floor we have three bedrooms two of which are great sized double and a further single. The family bathroom can be found off the landing along with loft access.

To the rear we have a private garden mainly laid to lawn with patio area and bordered by panelled fencing. The garden benefits from a generous side passage which could be utilised by way of an extension (STPP). To the front we have ample off road parking and a large fore garden laid to lawn.



Accommodation

Entrance Porch

Entrance Hall

Living Room

12'5" x 14'10" (3.785 x 4.538)

Kitchen Breakfast Room

15'8" x 9'9" (4.788 x 2.975)

Bedroom One

8'11" x 12'8" (2.729 x 3.885)

Bedroom Two

7'9" x 12'3" (2.368 x 3.740)

Bedroom Three

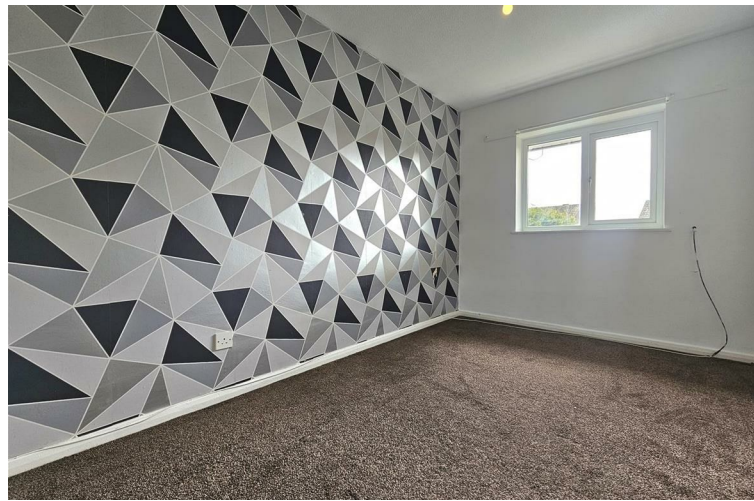
6'6" x 9'9" (1.998 x 2.996)

Bathroom

7'8" x 5'6" (2.359 x 1.688)

Private Rear Gardens

Off Road Parking



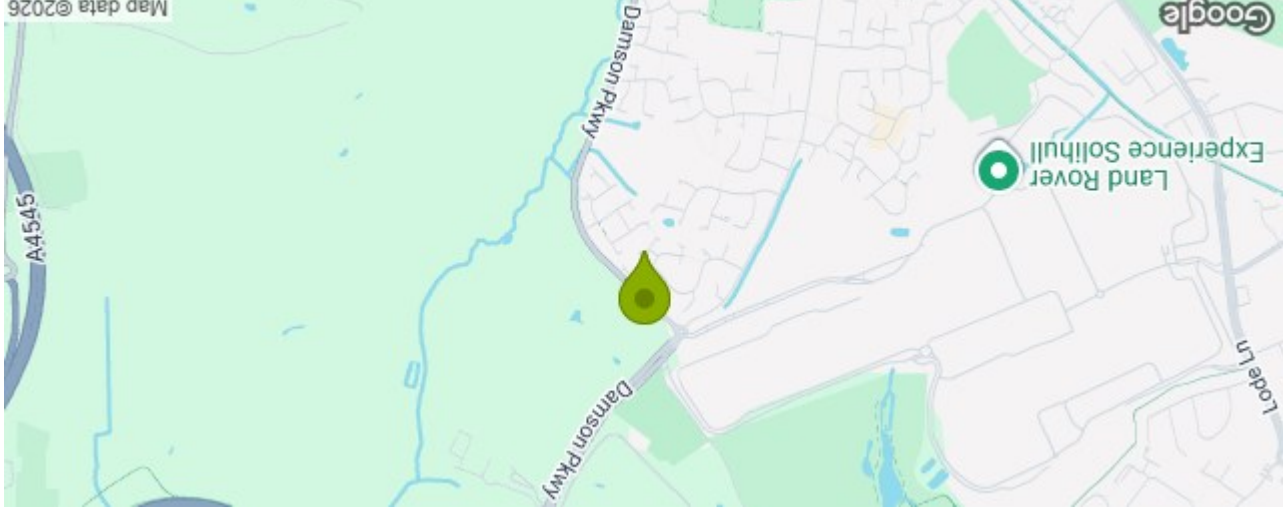
TENURE: We are advised that the property is Freehold

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 31/3/2026 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.



15 Limbury Grove Solihull Solihull B92 0PW Council Tax Band: C

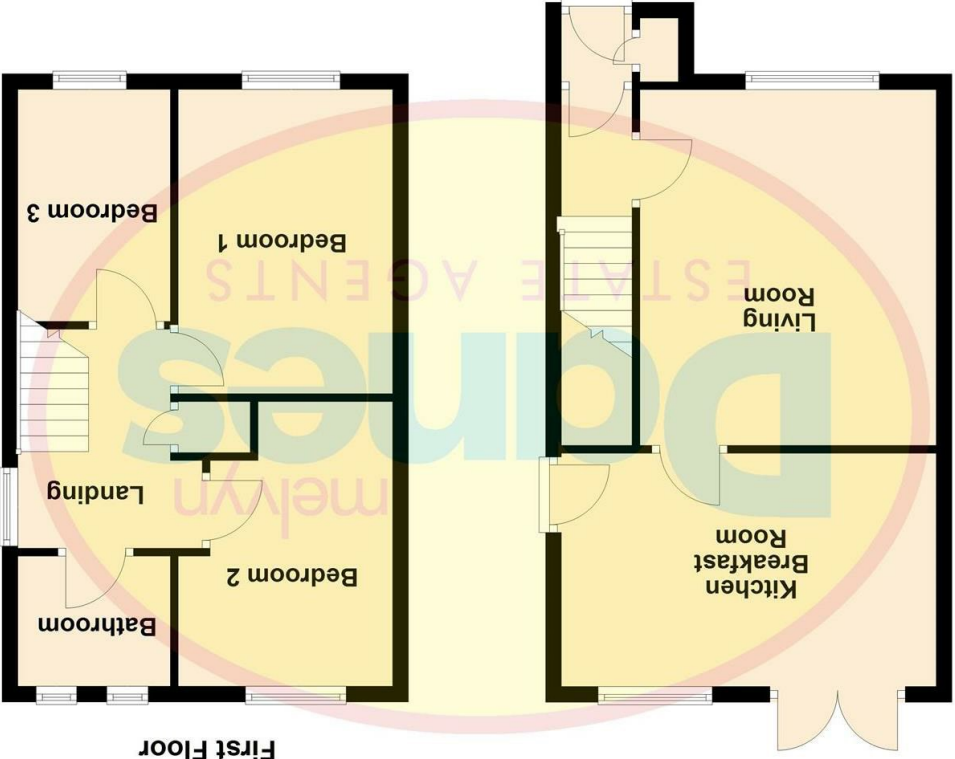
Energy Efficiency Rating	
Potential	83
Current	68

England & Wales	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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.

Ground Floor



First Floor