

Need a Mortgage in principle to make offers? Call us now for quick assistance!  
0121 775 0101



Do you need to sell? Start your journey now! Call us we can help.  
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## 18 Grendon Road

Solihull, B92 7EL  
Offers in the Region of £550,000

Nestled in a quiet cul-de-sac, this tastefully presented and extended detached family home offers a perfect blend of comfort and style. This home has been lovingly cared for during the vendor's thirty-year occupancy and presents potential for extension, subject to planning permission. With its neutral décor, thoughtful design and no upward chain, this property is ready for you to move in and make it your own.

### FEATURES

- Exceptionally Well Maintained Detached Property
- No Upward Chain
- Potential to Extend (STPP)
- Bright Spacious Lounge
- Separate Dining Room
- Breakfast Kitchen with Integrated Appliances
- Two Double Bedrooms
- Two Further Good Sized Bedrooms
- Modern Shower Room
- Private Rear Garden
- Driveway Parking & Tandem Length Garage

**SCAN FOR MORE INFO**  
**SIZE** - 1518 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE SERVICES** - EE - 87%, 3 - 82%, Vodafone - 82%, 02 - 80%  
**EPC** - D - 66  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**CONSERVATION AREA** - Yes, Olton Conservation Area  
**COVENANTS** - N/A

Are you an investor interested in expanding your portfolio?

Call 0121 775 0101 to provide your investment criteria for alerts.



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

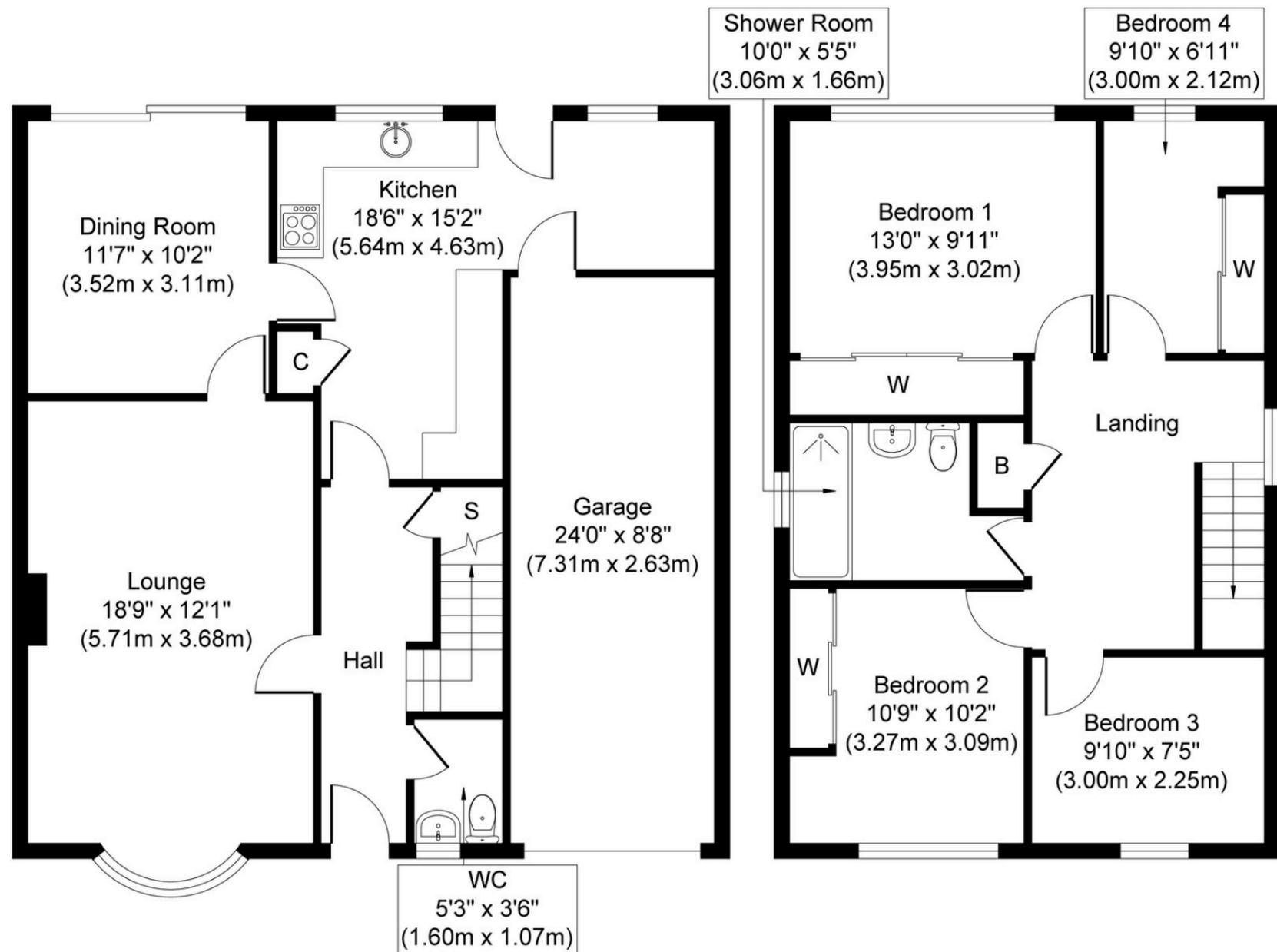
Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



**Ground Floor**  
**Approximate Floor Area**  
**903 sq. ft**  
**(83.90 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**615 sq. ft**  
**(57.10 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.