

**AP MORGAN**



**Ventnor Road, Solihull**  
Offers in the region of £350,000

### Features:

- Three bedrooms
- Semi-detached house
- Ample off-street parking
- Well-sized garden
- Two spacious reception rooms
- Well-appointed fitted kitchen
- Highly convenient location

### Description:

Situated on a quiet, residential road in the Elmdon area of Solihull, this attractive three-bedroom, semi-detached home stands on a generous plot with ample parking to the front and a well-proportioned garden to the rear. The property also benefits from fast access to the M42, M6, and Birmingham International Airport.

The property is fronted by a neat block-paved driveway with space to accommodate several vehicles, and further parking available on the street.

Entrance to the home is via an enclosed porch providing space for shoes and outerwear. The front door opens into a welcoming entrance hall with doors leading to the main ground floor accommodation and stairs rising to the first floor. At the front of the property, a bright and spacious dining room with a large window and fireplace provides the ideal space for both family meals and entertaining guests. The living to the rear offers a well-sized, comfortable space for relaxing with sliding doors out to the rear garden decked area. The kitchen is extensive with plentiful fitted counter and cupboard space; appliances include a gas hob, sink with draining board, integrated dishwasher, electric oven, and extractor above the hob. A glazed door also opens to the garden.

Rising upstairs, Bedroom One is a light and spacious main double bedroom with delightful views of the rear garden. Bedroom Two is an equally spacious and bright second double room with a large window to the front aspect. Bedroom three is a comfortable single room, currently used as a home office space. The family bathroom is complete with a pedestal basin, WC, bath, and separate shower.



Stepping outside to the garden, a stylish deck area walks onto a gravel surround, then to a well-sized stretch of lawn. High wooden fencing borders the garden.

**Details:**

**Porch**

**Entrance Hall**

**Dining Room** 12'x13'8" (3.66mx4.17m) Max. dimensions

**Living Room** 12'x13'11" (3.66mx4.24m) Max. dimensions

**Kitchen** 10'6"x18'3" (3.2mx5.56m) Max. dimensions

**Utility/Storage** 5'2"x24'11" (1.57mx7.6m)

**Landing**

**Bedroom 1** 12'x13'11" (3.66mx4.24m) Max. dimensions

**Bedroom 2** 12'x13'8" (3.66mx4.17m) Max. dimensions

**Bedroom 3** 8'x8'2" (2.44mx2.5m)

**Bathroom** 5'11"x7'8" (1.8mx2.34m)



**EPC Rating:** To be confirmed

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

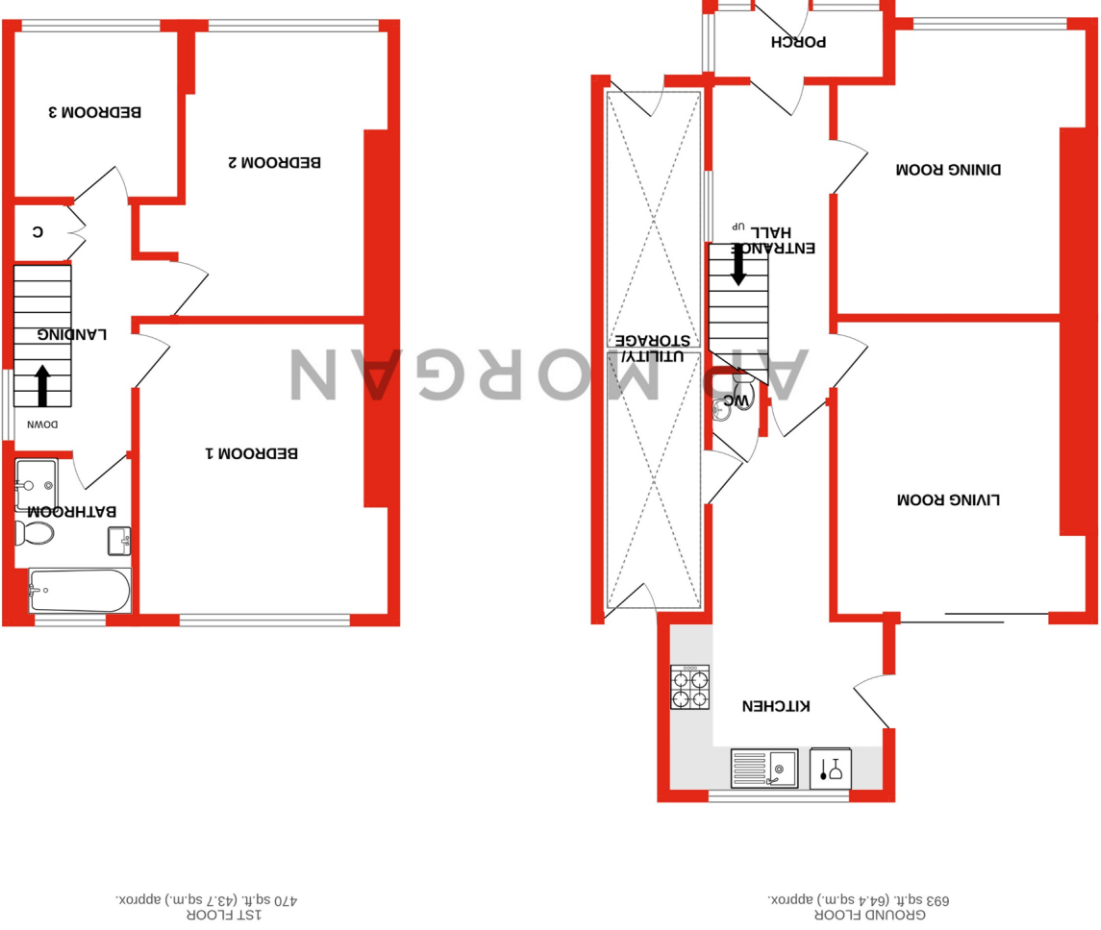
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
693 sq. ft. (64.4 sq. m.) approx.

1ST FLOOR  
470 sq. ft. (43.7 sq. m.) approx.

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