



melvyn
Danes
ESTATE AGENTS

Lancaster Close

Bournville

Offers Around £350,000

Description

Bournville is renowned for its historic village green with a variety of shops and cafes, delightful parks and other local amenities.

The University of Birmingham, Cadbury Works at Bournville and various local hospitals including the Queen Elizabeth Hospital in Selly Oak and the Royal Orthopaedic Hospital in Northfield are all readily accessible and the railway station in Bournville provides easy access to Birmingham City centre.

The property is particularly well located for access to Cotteridge Park, Bournville Train Station and the vibrant village of Stirchley with its range of supermarkets, independent cafes, restaurants and bars.

Set back from the road via a well maintained front garden with block paved steps to a composite front door opening into the porch with doors to the ground floor WC, cloaks cupboard and lounge diner with further doors into the modern kitchen and inner hallway with access to two bedrooms and modern shower room.

The conservatory is to the rear overlooking the rear garden with patio area, lawn, flower and shrub borders, courtesy door to the garage and gated side level access to the driveway.



Accommodation

PORCH

GUEST CLOAKS WC

LOUNGE DINER

19'7 x 10'2 (5.97m x 3.10m)

MODERN KITCHEN

9'9 x 7'10 (2.97m x 2.39m)

SIDE PORCH/UTILITY

CONSERVATORY

INNER HALLWAY

BEDROOM 1

11'7 x 8'10 (3.53m x 2.69m)

BEDROOM 2

9'2 x 8'11 (2.79m x 2.72m)

MODERN SHOWER ROOM

REAR GARDEN

GARAGE

16'7 x 8'7 (5.05m x 2.62m)



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 1,800 Mbps. Data taken from checker.ofcom.org.uk on 18/08/2026. Actual service availability at the property or speeds received may be different.

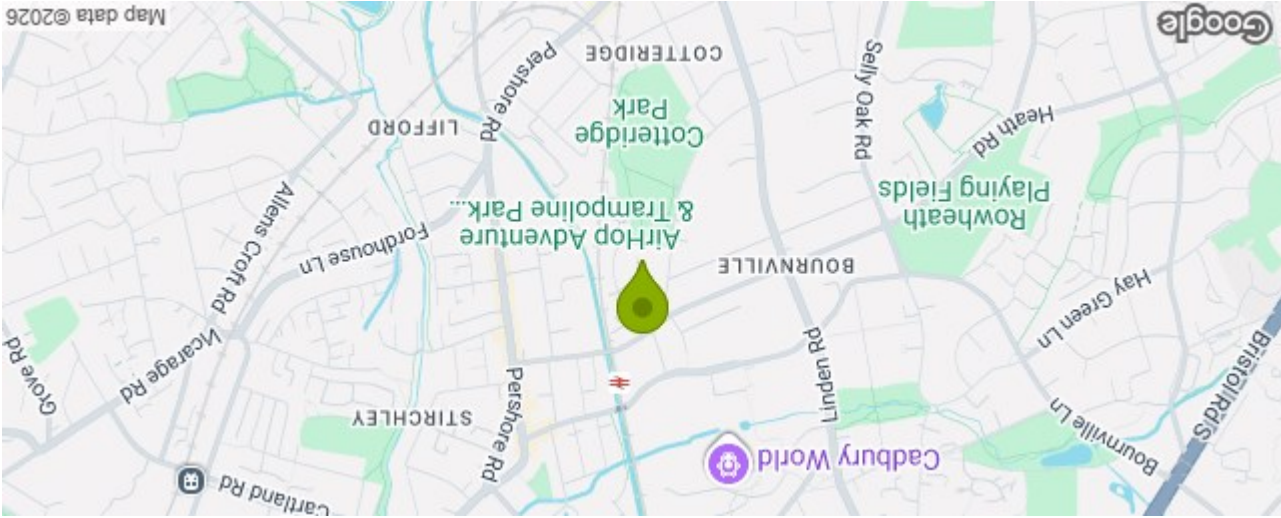
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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 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 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.



29 Lancaster Close Bournville Birmingham B30 2HW Council Tax Band: C

Energy Efficiency Rating		
Potential	Current	</

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.

