

melvyn
Danes
ESTATE AGENTS

Lawnswood Avenue

Shirley

Asking Price £525,000

Description

Lawnswood Avenue links from Radbourne Road to Yoxall Road in Shirley.

The property is approximately one mile from the main A34 Stratford in the town centre of Shirley, where one will find excellent shopping facilities, ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. Frequent bus services operate along the Stratford Road into the City of Birmingham and beyond and into the town centre of Solihull, and there is a thriving business community together with a wide choice of restaurants, hostelrys, and a community centre.

Nearby is the town centre of Solihull which also offers excellent shopping facilities with the new Touchwood Development, and also has a thriving business community, and a local bus service operates within nearby Solihull Road which will take you to the town centre. Within the town centre of Solihull is the Railway Station, Tudor Grange Leisure Centre with indoor tennis and swimming facilities. Schooling is of particular renown within the Solihull area, with excellent Junior and Infant Schooling, followed by secondary Education at St Peter's Roman Catholic School and the highly acclaimed Tudor Grange Secondary School, into which catchment area this property falls. All education facilities are subject to confirmation from the local Education Department.

Originally constructed in the mid 1950's this detached house offers extended well proportioned and well maintained accommodation that is in need of modernisation and improvement but offers a good project option for the new owners and also potential to add value in by improving the house. The property is being sold with no upward chain and will be sold as seen.



Accommodation

'IN & OUT' DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

CLOAKS CUPBOARD

DINING ROOM

13'3" x 11'5" (4.04m x 3.48m)

LOUNGE

13'8" x 11'5" (4.17m x 3.48m)

CONSERVATORY

11'7" x 9'0" (3.53m x 2.74m)

BREAKFAST KITCHEN

16'8" x 9'8" max (5.08m x 2.95m max)

UTILITY ROOM

8'0" x 6'7" (2.44m x 2.01m)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

13'8" x 11'5" (4.17m x 3.48m)

BEDROOM TWO

14'0" into bay x 11'5" (4.27m into bay x 3.48m)

BEDROOM THREE

16'7" max x 7'10" max (5.05m max x 2.39m max)

BEDROOM FOUR

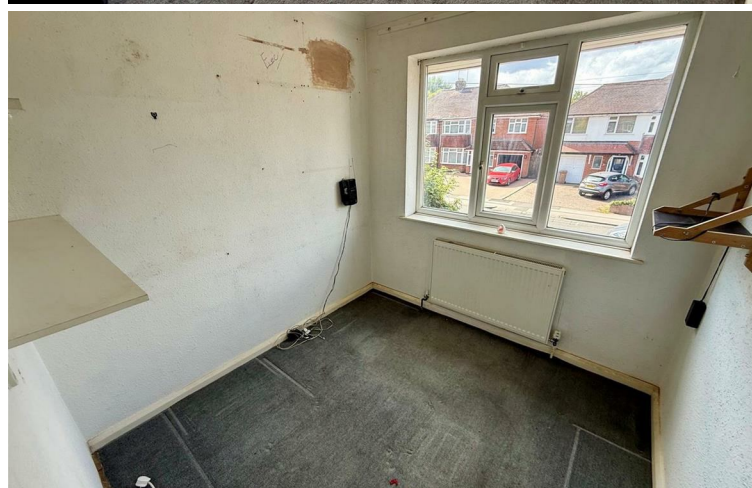
7'11" x 7'9" (2.41m x 2.36m)

FAMILY BATHROOM

ADDITIONAL SHOWER ROOM

REAR GARDEN

SMALL SIDE STORE



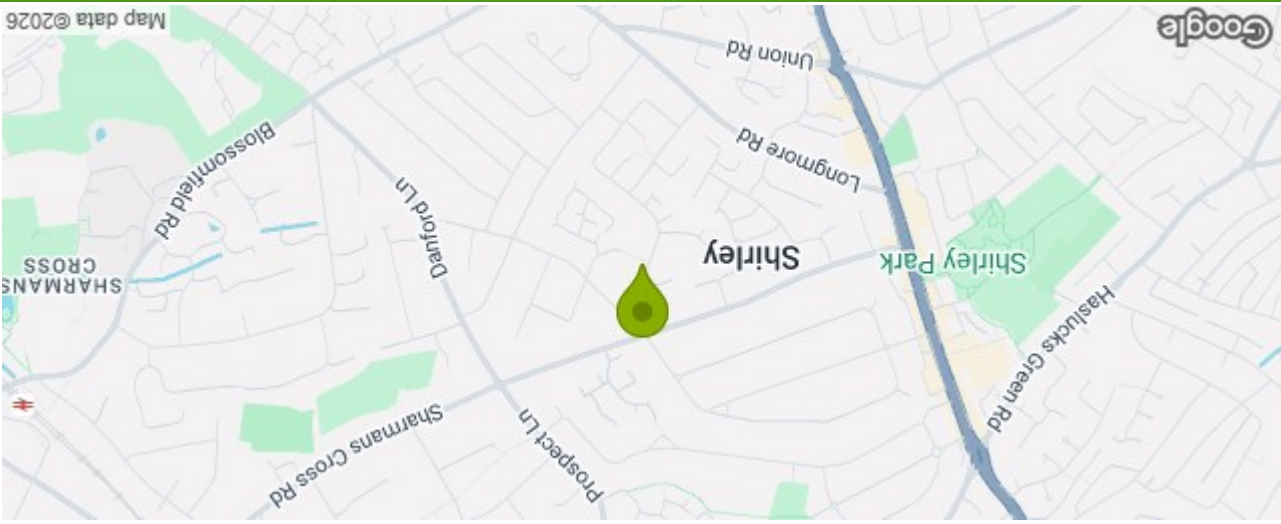
TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 12 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 20/08/2026. Actual service availability at the property or speeds received may be different.

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.



104 Lawnswood Avenue Shirley Solihull B90 3QU
Council Tax Band: D

Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs	A (92 plus)	52
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	66
	D (55-68)	
	E (39-54)	
	F (21-38)	
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.