



melvyn
Danes
ESTATE AGENTS

Bellamy Close

Shirley

Offers Around £239,950

Description

Bellamy Close is conveniently located for the amenities of both Shirley and Solihull, situated just off Longmore Road close to the Woodman public house.

We are advised that the property is situated within the catchment area of Alderbrook School in Blossomfield Road with infant schooling being at Blossomfield Infant School, just off Lawnswood Avenue, and junior schooling at Shirley Heath Junior School leading from Union Road. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and Leisure Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Railway Station.

An ideal location for this modern town house which is situated in this pleasant cul-de-sac of similarly styled properties and has gardens to the front and rear, the front offering the potential to install a driveway (subject to approval from the local council).



PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE DINER

14'4" x 14'2" (4.37m x 4.32m)

KITCHEN

8'10" x 8'1" (2.69m x 2.46m)

FIRST FLOOR LANDING

BEDROOM ONE

11'7" x 14'3" (3.53m x 4.34m)

BEDROOM TWO

14'4" x 8'0" (4.37m x 2.44m)

BATHROOM

5'5" x 5'11" (1.65m x 1.80m)

REAR GARDEN

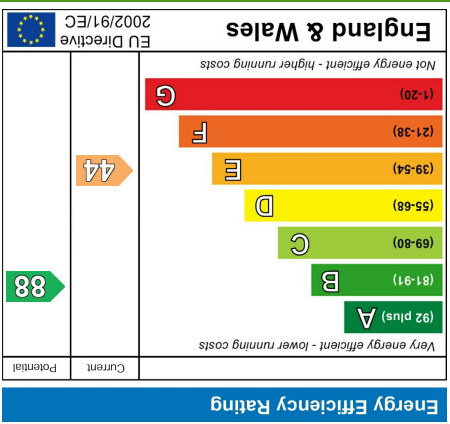
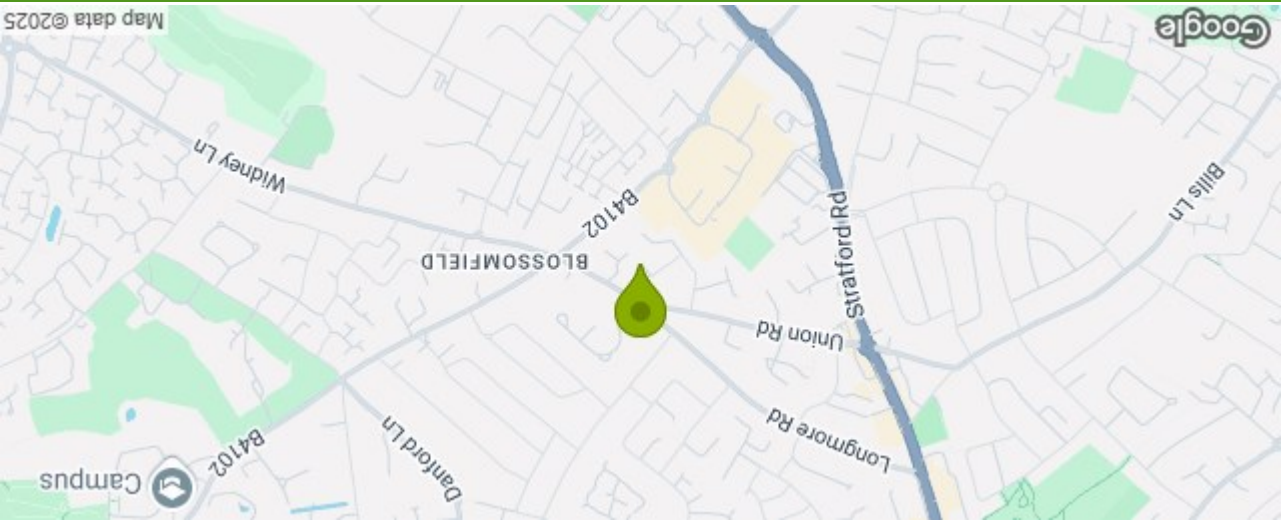


TENURE: We are advised that the property is Freehold

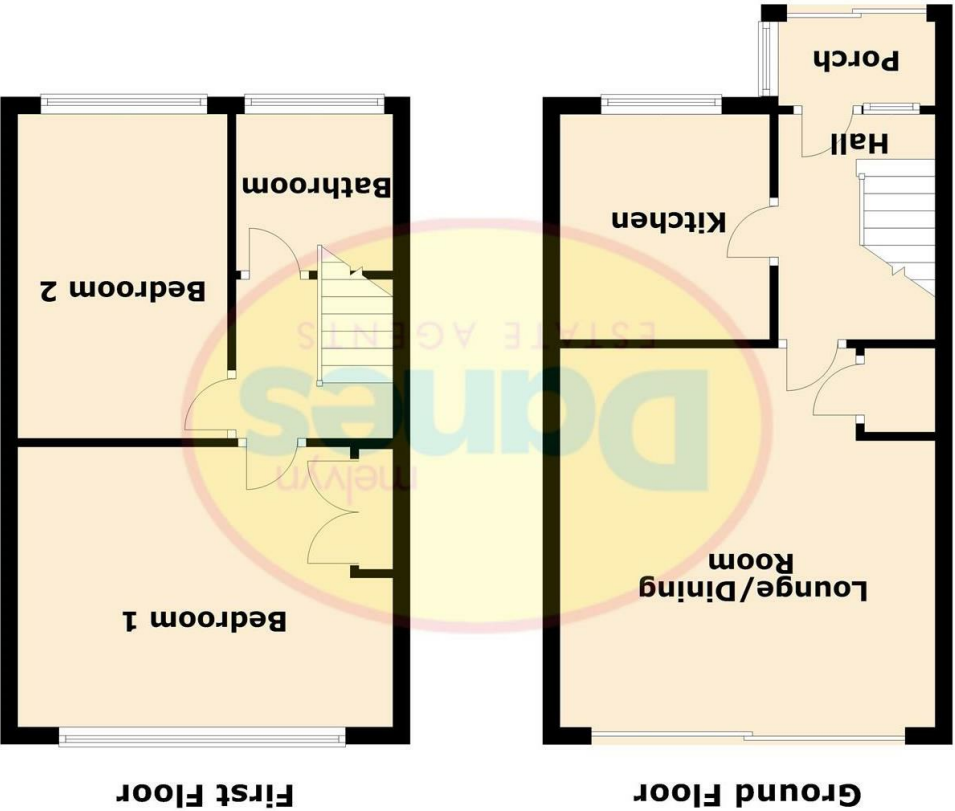
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 07/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 07/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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



11 Bellamy Close Shirley Solihull B90 3DJ
Council Tax Band: B



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.