



melvyn
Danes
ESTATE AGENTS

Rushleigh Road
Majors Green
Offers Around £399,950

Description

Rushleigh Road is situated within the hamlet of Majors Green, a pleasant backwater situated betwixt Shirley and open countryside. It falls within Bromsgrove Rural District Council and junior, infant and senior schooling is catered for in nearby Hollywood, at the Coppice School and Woodrush Secondary School respectively.

A little further along Haslucks Green Road is Whitlocks End Railway Station, which offers commuter services between Stratford upon Avon and Birmingham, as indeed does Shirley Railway Station, which is approximately one mile from the property, and where one can also find local shops and regular bus services. Easy access from the property by foot will bring you to the Stratford upon Avon canal, with its towpath walks system, and the Worcestershire footpath routes, making very pleasant countryside walks close by.

The main shopping area in Shirley is some two miles distant on the main A34 Stratford Road, and here one will find an excellent array of shops ranging from small speciality and convenience stores, to a choice of major supermarkets and superstores on the Retail Park. There is a large choice of restaurants and hostelryes, together with a thriving business community which extends down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks. Beyond here is the Blythe Valley Business Park which sits on the junction of the M42 motorway, a short journey down which will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location therefore for this property which has been in it's current ownership for nearly 50 years and has been lovingly maintained to a high standard. Occupying a wide plot that affords ample space for extensions to the side or rear; this superb family home benefits from three double bedrooms and a side conservatory/utility room. There are two interconnected living areas and a refitted breakfast kitchen. Viewing is highly recommended to appreciate the position of this superb home and the space offered throughout.



Accommodation

FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE AREA

14'7" x 10'11"

DINING AREA

10'11" x 9'0"

REFITTED BREAKFAST KITCHEN

12'3" x 8'0"

SIDE CONSERVATORY/UTILITY ROOM

14'9" x 6'8"

FIRST FLOOR LANDING

BEDROOM ONE

14'3" x 11'1"

BEDROOM TWO

12'8" x 11'0"

BEDROOM THREE

12'2" x 8'2"

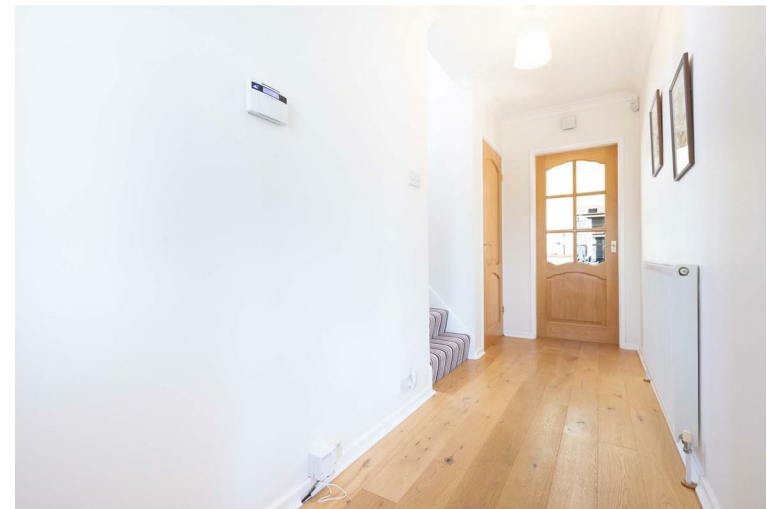
BATHROOM

SEPARATE WC

SINGLE INTEGRAL GARAGE

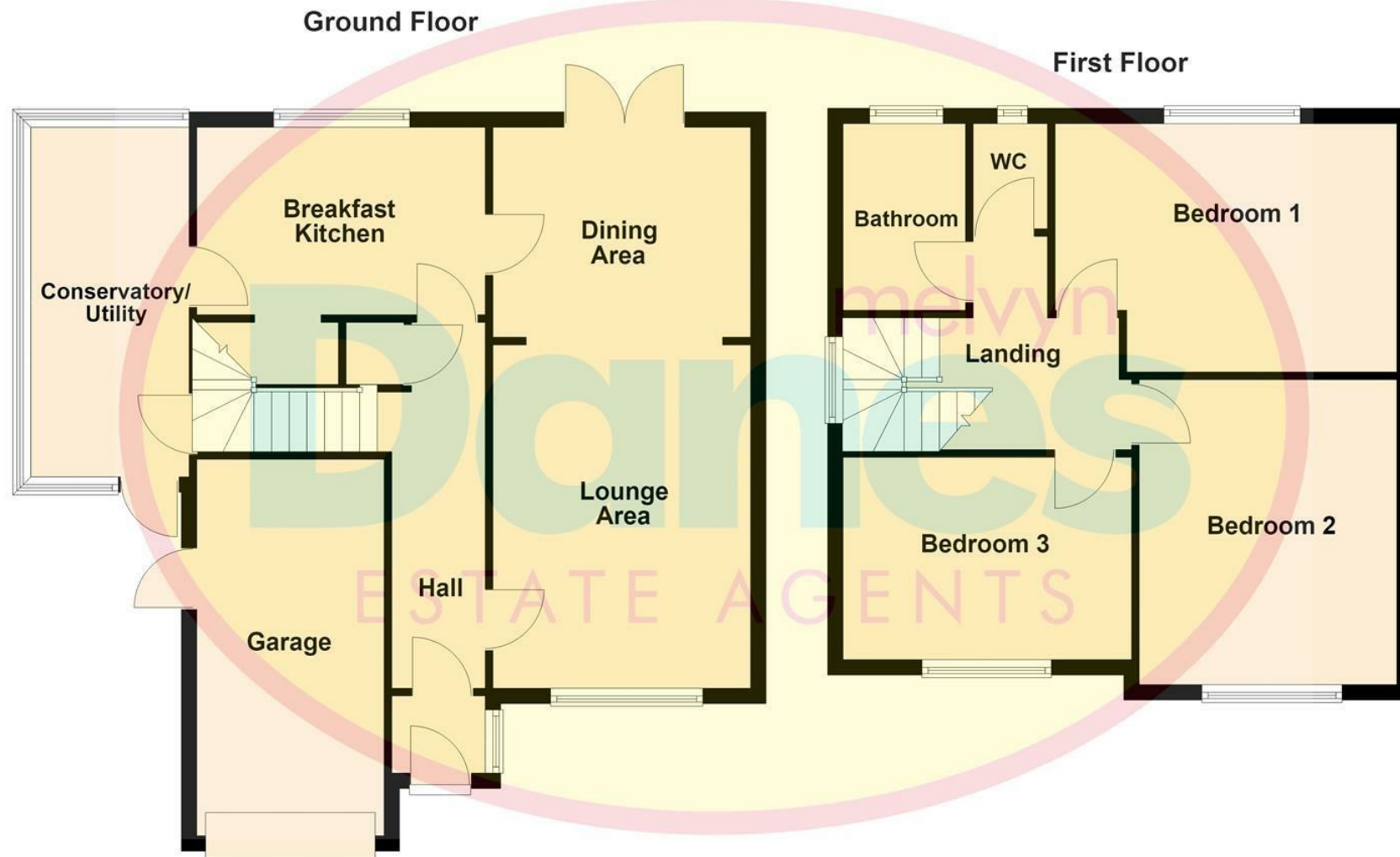
15'9" x 7'9"

DELIGHTFUL REAR GARDEN









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.

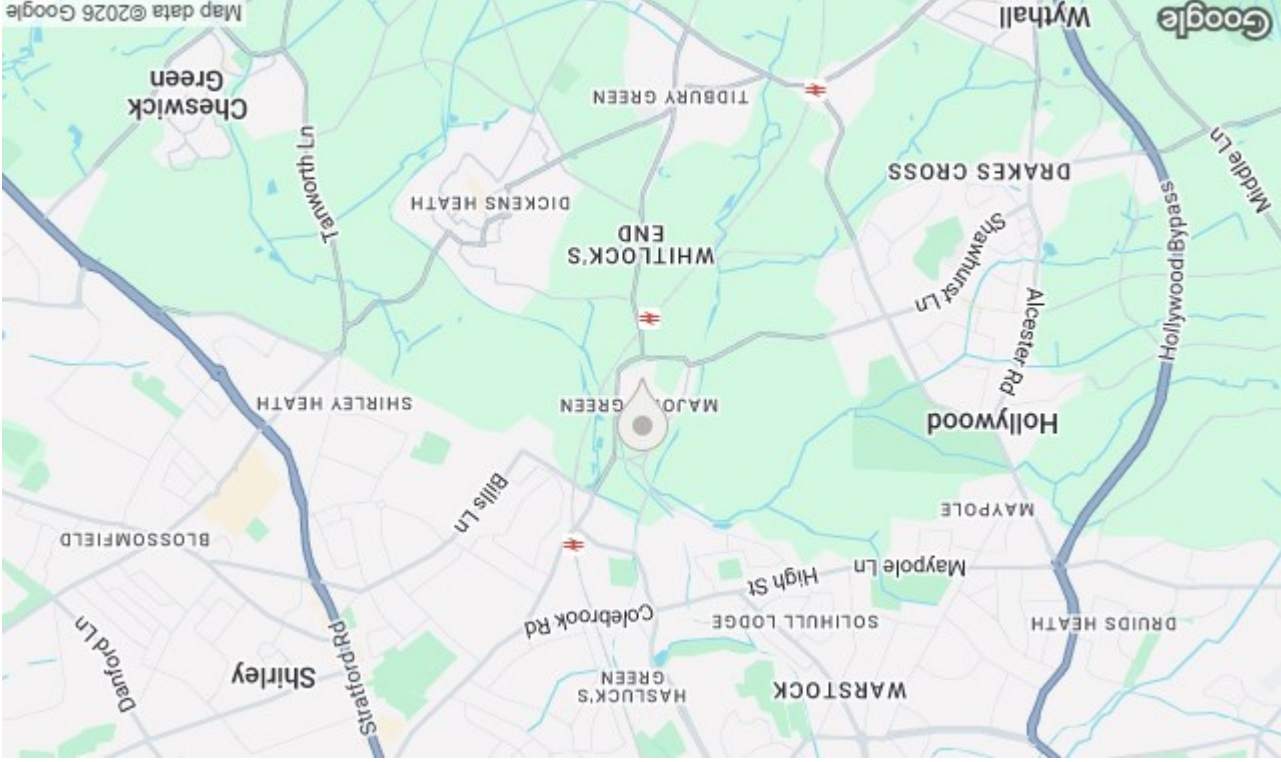
TENURE: We are advised that the property is Freehold.

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 16/07/2026 we understand that the standard broadband download speed at the property is around 27 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 10000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage 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.

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.



45 Rushleigh Road Majors Green Solihull B90 1DQ Council Tax Band: D

Energy Efficiency Rating		
Potential	Current	