



melvyn  
**Danes**  
ESTATE AGENTS

Limbrick Close  
Shirley  
Offers Around £339,950

## Description

This modern semi detached house is situated in this small cul-de-sac which benefits from being well situated for many local amenities in the area including Shirley railway station offering commuter services on the Birmingham to Stratford-upon-Avon lin. There are local shops sited in Haslucks Green Road and bus services operate in the area providing access to the Solihull, the City of Birmingham and surrounding areas.

We are advised that the property is situated within the Light Hall Senior School catchment, and is conveniently situated for Mill Lodge Junior and Infant School located nearby in Aqueduct Road. Also available in the area are Burman Infant School and Haslucks Green Junior School. On the main Stratford Road will also be found Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School. Education facilities are subject to confirmation from the Education Department.

Along the A34 Stratford Road is an excellent choice of shops which are augmented by the Superstores sited on the Retail Park in Marshall Lake Road. There is a thriving business community in Shirley which extends south down the A34 to the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to the Blythe Valley Business Park which is sited on the junction of the M42 motorway. A journey down the motorway will bring you to the junction with the A45, close to which are the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this semi detached property which is being offered for sale for the first time since it's original construction in 1963. The property was extended in the mid 1970's to take advantage of it's wider plot and the vendor informs us that they believe the foundations were adequate to take a second storey extension (subject to confirmation and planning from the local authority). The house has been very well maintained throughout it's lifetime but is now in need of some updating by the new owners but offers a good opportunity for a buyer looking to put their own stamp on a property and overtime increase the value of the property.



**FRONT DRIVEWAY**

**LAWNED FOREGARDEN**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**LOUNGE DINER**

18'9" x 12'0" max (5.72m x 3.66m max)

**KITCHEN DINER**

14'9" x 8'8" (4.50m x 2.64m)

**GROUND FLOOR WC**

**STUDY**

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

**LANDING**

**BEDROOM ONE**

12'0" x 10'0" (3.66m x 3.05m)

**BEDROOM TWO**

12'0" x 10'0" (3.66m x 3.05m)

**BEDROOM THREE**

8'11" x 8'8" (2.72m x 2.64m)

**BATHROOM**

**SINGLE INTEGRAL GARAGE**

**REAR GARDEN**



TENURE: We are advised that the property is Freehold.

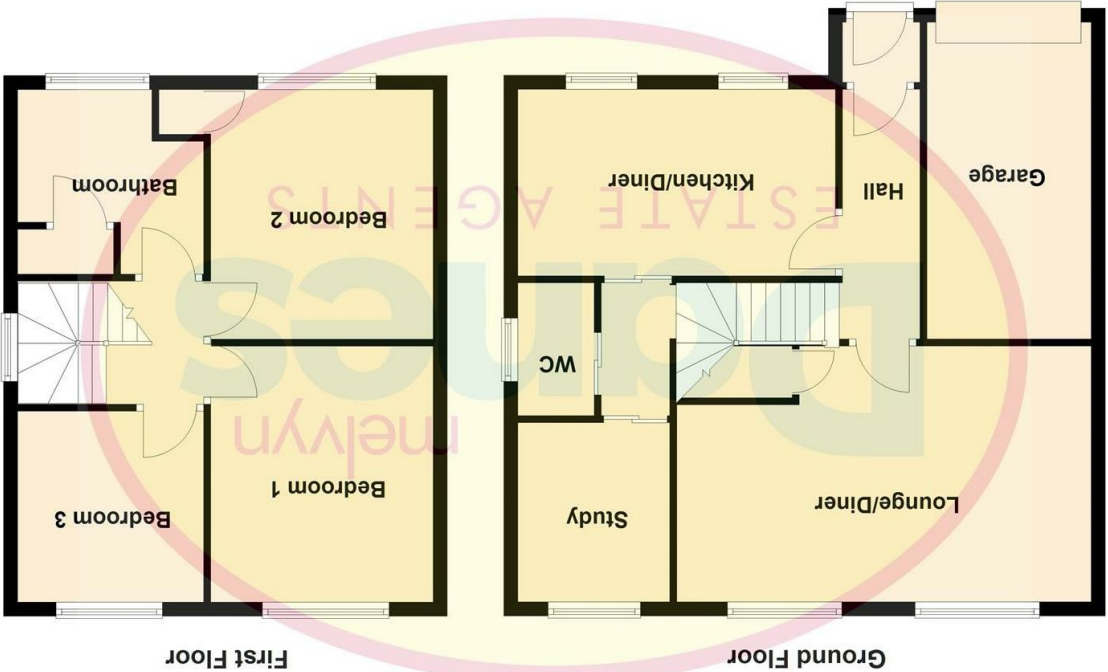
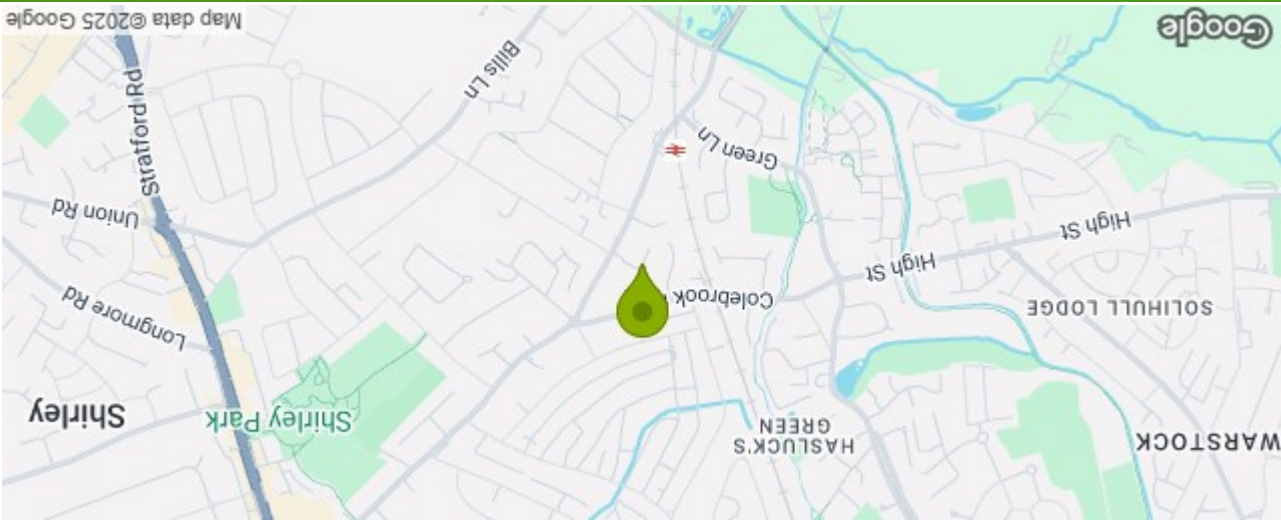
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 22/04/2025). Please note that 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.

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. 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.



15 Limbrick Close Shirley Solihull B90 2LS  
Council Tax Band: D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| A                                           | (81-91) |                         |
| B                                           | (69-80) |                         |
| C                                           | (55-68) |                         |
| D                                           | (39-54) |                         |
| E                                           | (21-38) |                         |
| F                                           | (1-20)  |                         |
| G                                           |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             |         | EU Directive 2002/91/EC |
|                                             |         | 2002/91/EC              |
|                                             |         | Potential               |
|                                             |         | Current                 |
|                                             |         | 73                      |
|                                             |         | 19                      |

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.