melvyn Danes
ESTATE AGENTS

Lambscote Close

Shirley

Offers Around £129,950

Description

These well designed duplex maisonettes are constructed on a two storey basis and this property is accessed from its own front door off the close itself. The feeling of living in a house is generated internally with the layout of the accommodation having a traditional entrance hallway with staircase rising to the bedrooms situated on the first floor.

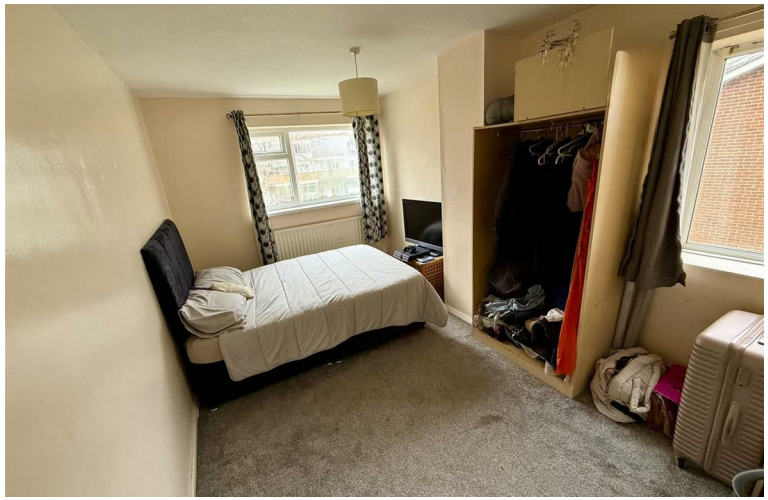
There are local shops in Oxhill Road and along Yardley Wood Road and excellent shopping will be found at The Maypole with the Sainsbury's superstore, and along the Alcester Road into Birmingham through Kings Heath. Alternatively one could choose to shop on the A34 Stratford Road, approximately four miles away. Here one has an excellent range of shopping ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park.

There is easy access down the Stratford Road to the M42 which forms the hub of the national motorway network. A thriving business community exists along the Stratford Road culminating in the Blythe Valley Business Park on the motorway junction.

Leading off High Street is Peterbrook Junior and Infant School and we are advised that senior schooling is catered for at Light Hall School in Shirley, subject to confirmation from the Education Department.

A most convenient location therefore for this property which is accessed directly from the front and has a directly accessed courtyard garden to the rear.

The property is currently rented out and while the current tenant has expressed a desire to remain in the property; should a buyer not be an investment purchaser then the property will be offered with vacant possession. Properties of this nature are currently renting in the location for around £950 per calendar month and if any landlord or potential landlord is interested in discussing this property we can arrange for you to talk to the lettings team at Melvyn Danes.



Accommodation

RECEPTION HALLWAY

LOUNGE
15'0" x 12'0" (4.57m x 3.66m)

DINING AREA
9'10" x 7'6" (3.00m x 2.29m)

REFITTED KITCHEN
9'8" x 7'3" (2.95m x 2.21m)

FIRST FLOOR LANDING

BEDROOM ONE
15'1" x 9'0" (4.60m x 2.74m)

BEDROOM TWO
10'0" max x 7'3" (3.05m max x 2.21m)

BEDROOM THREE
11'5" max x 6'1" (3.48m max x 1.85m)

BATHROOM

REAR COURTYARD GARDEN

GARAGE EN BLOC

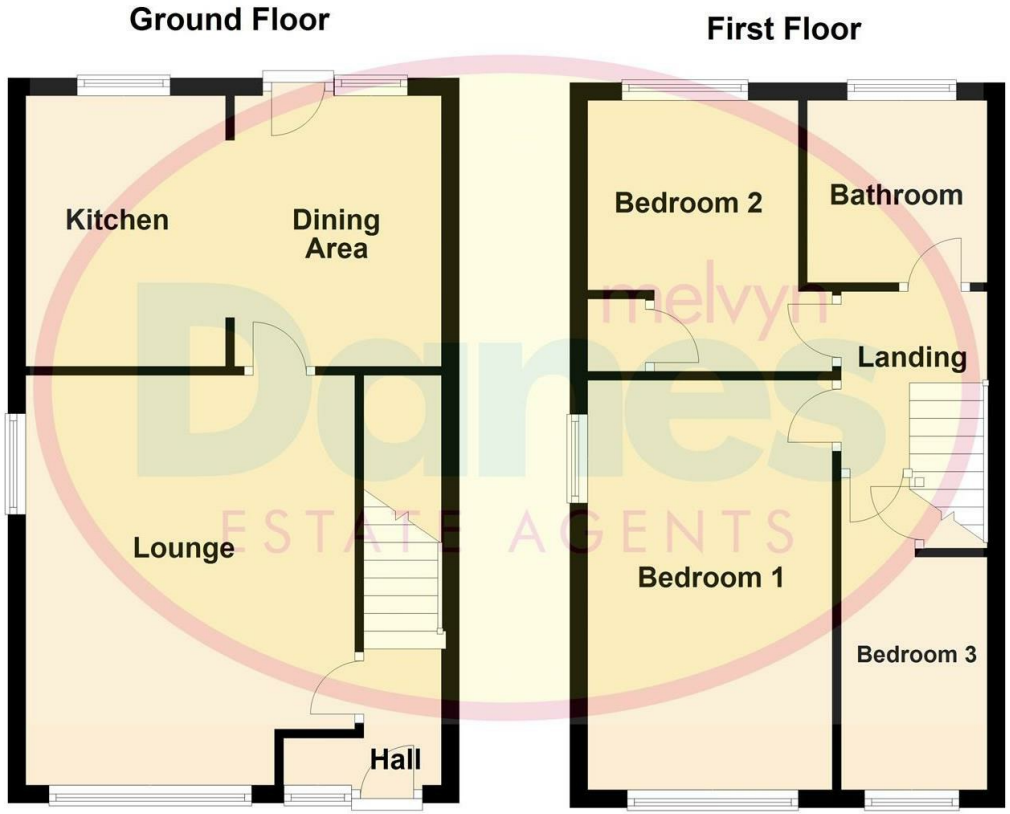
TENURE: We are advised that the property is Leasehold with approximately 85 years remaining on the lease and is subject to annual service charge and ground which total around £2500. We are awaiting confirmation of these figures from our seller and any interested party is advised to confirm this with the Shirley Office.

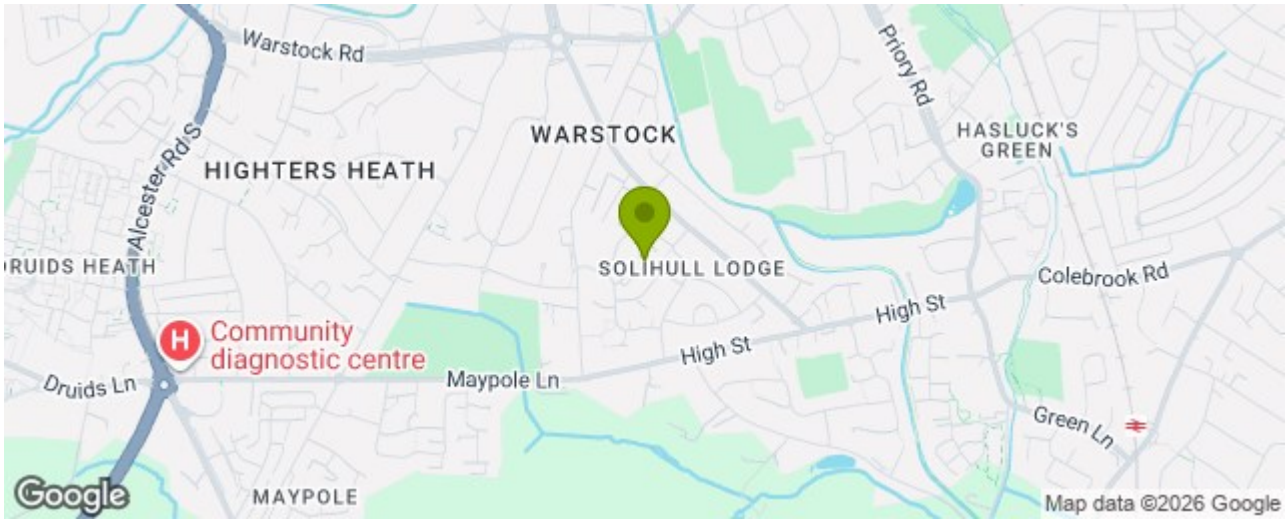
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 16/03/2026 we understand that the standard broadband download speed at the property is around 9 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000 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.

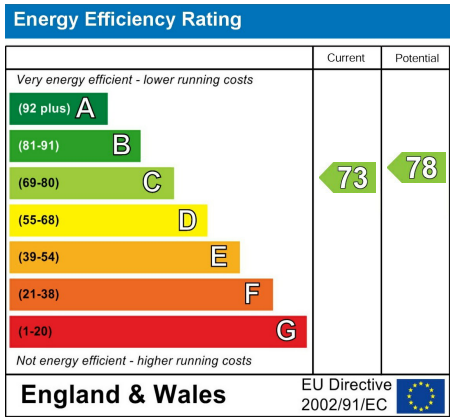
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.





48 Lambscote Close Shirley Solihull B90 1NS
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.

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