

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

Limbrick Close

Shirley

Offers Around £325,000

## 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.



**Accommodation**

**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**



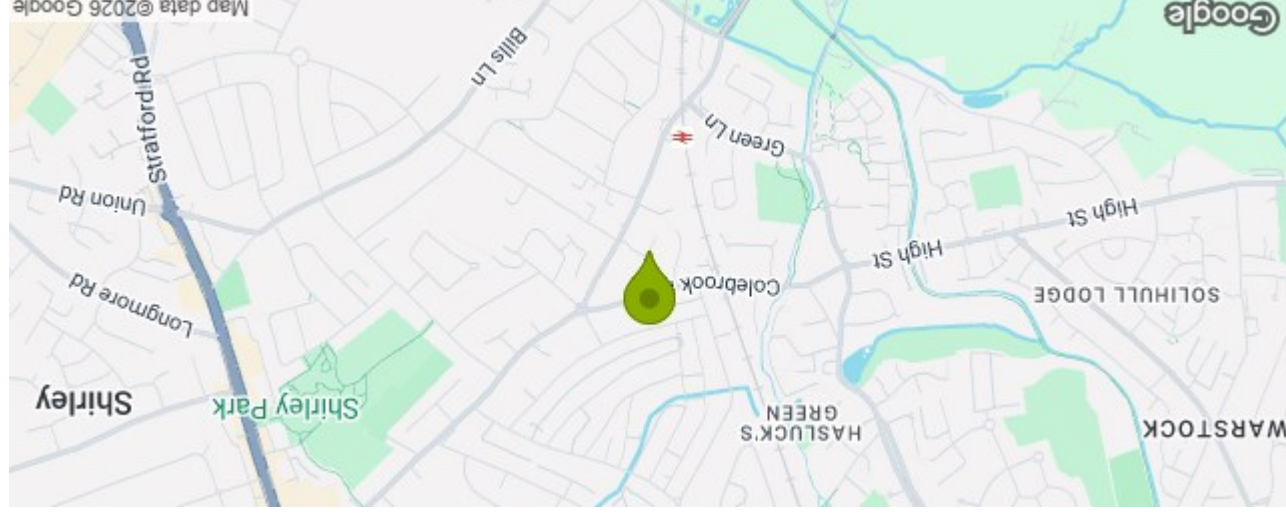
TERMURE: We are advised that the property is Freehold.

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.

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BROADBAND/MOBILE: Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 22/04/2025 we understand that the standard broadband download speed at the property is around 14 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 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.

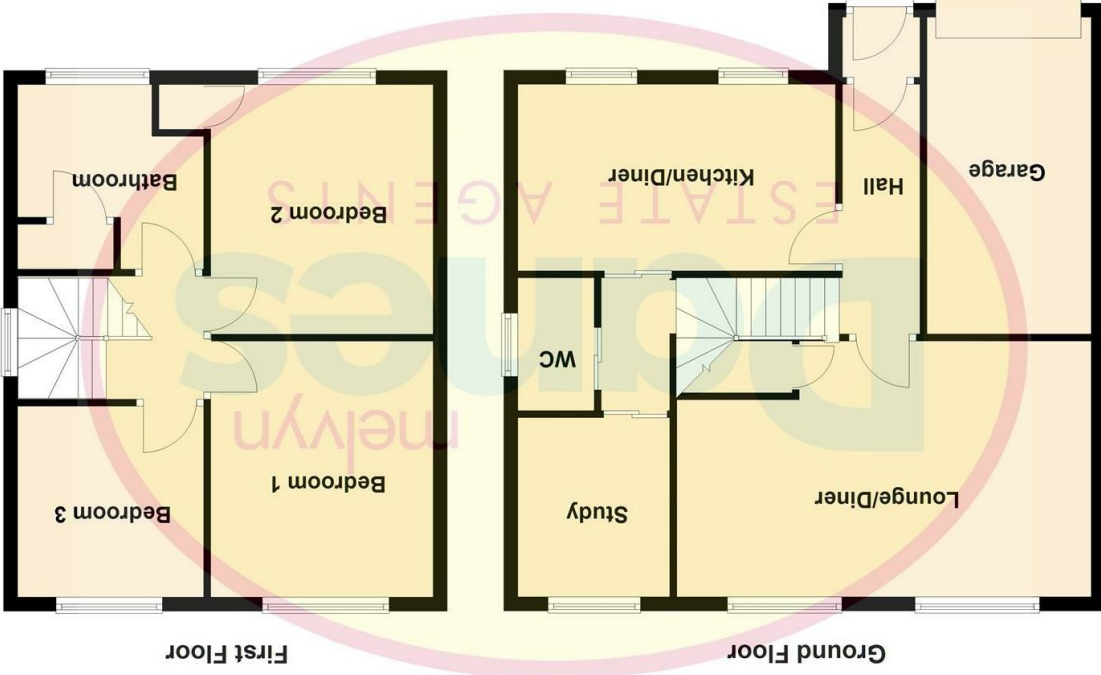
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) 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	
Current	73
Potential	19

EU Directive 2002/91/EC

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



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.