



melvyn
Danes
ESTATE AGENTS



melvyn
Danes
0121 744 2801
www.melvyn-danes.co.uk
FOR SALE

Langcomb Road

Shirley

Offers Around £450,000

Description

A detached property on the ever popular 'Badgers' development.

There is easy access from the property to both Woodlands Infant School and Light Hall Senior School, along with further junior and infant schooling in the local area. Our Lady of the Wayside Roman Catholic Junior and Infant School are situated on the main Stratford Road at the opposite end of the Shirley shopping centre. Education facilities are subject to confirmation from the Education Department.

There is a thriving business community in the Shirley area which extends down onto the Cranmore, Widney and Monkspath Business Parks, and the Blythe Valley Business Park which sits on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

On the main A34 Stratford Road 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 nearby Retail Park. There are local bus services in Bills Lane and Shirley Railway Station is nearby, offering commuter services to Stratford upon Avon and Birmingham.

The property enjoys a generous plot and a private aspect to the rear overlooking the bridle path. The property sits back from the road behind a tarmac driveway that extends to a UPVC double glazed front door which opens to the



HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and door off to the

LOUNGE DINER

22'7" x 10'11" max (6.88m x 3.07m max)

Having box bay window to front aspect, two ceiling light points, two central heating radiators, coved cornice to ceiling and doors to the under stair storage, conservatory and

KITCHEN

11'0" max x 9'5" max (3.35m max x 2.87m max)

Having double glazed window and door to rear garden, a fitted kitchen with a range of wall, base and drawer units with roll top work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, integrated dishwasher, space for fridge freezer, recessed lights, central heating radiator and opening to

UTILITY

Having storage units, space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point and door to

BEDROOM FOUR

11'3" x 7'8" (3.43m x 2.34m)

Having double glazed window to front aspect, ceiling light point and built in wardrobe

GUEST CLOAKS

Having double glazed window to rear aspect, low level wc, vanity unit with wash hand basin, low level wc, ceiling light point and central heating radiator

FIRST FLOOR LANDING

Having ceiling light point, loft access and doors off to the three bedrooms and family bathroom

BEDROOM ONE

10'7" x 10'0" (3.23m x 3.05m)

Having double glazed window to front elevation, ceiling light point, central heating radiator and opening to

WALK THROUGH WARDROBE

Having ceiling light point, built in wardrobe, shelving and door leading to

EN-SUITE

Having double glazed window to front elevation, shower cubicle with thermostatic shower, low level wc, wall mounted wash hand basin, recessed lights, heated chrome towel rail and tiling to the walls and floor

BEDROOM TWO

15'6" x 7'8" (4.72m x 2.34m)

Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobe

BEDROOM THREE

11'6" x 5'11" (3.51m x 1.80m)

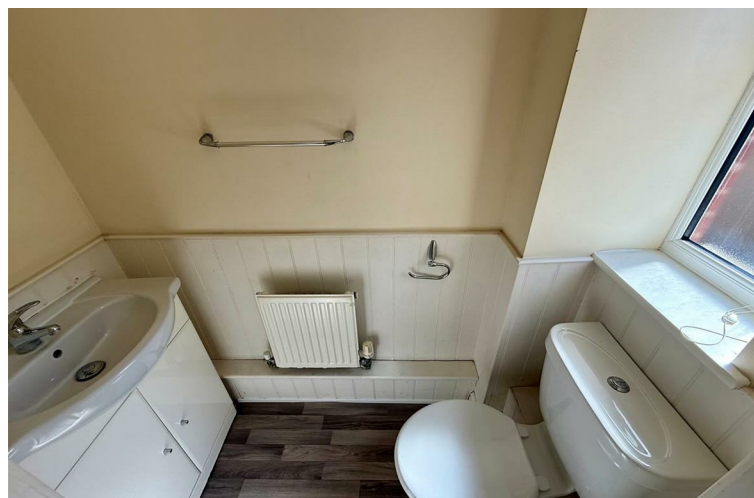
Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobe

FAMILY BATHROOM

Having double glazed window to rear elevation, panel bath with mixer tap and shower head attachment, low level wc, wall mounted wash hand basin, recessed lights, heated chrome towel rail and tiling to the walls and floor

REAR GARDEN

Having paved patio area with the rest laid mainly to lawn with timber summerhouse and shed at the rear of the garden and gate providing access back to the front of the property



TENURE: We are advised that the property is Freehold

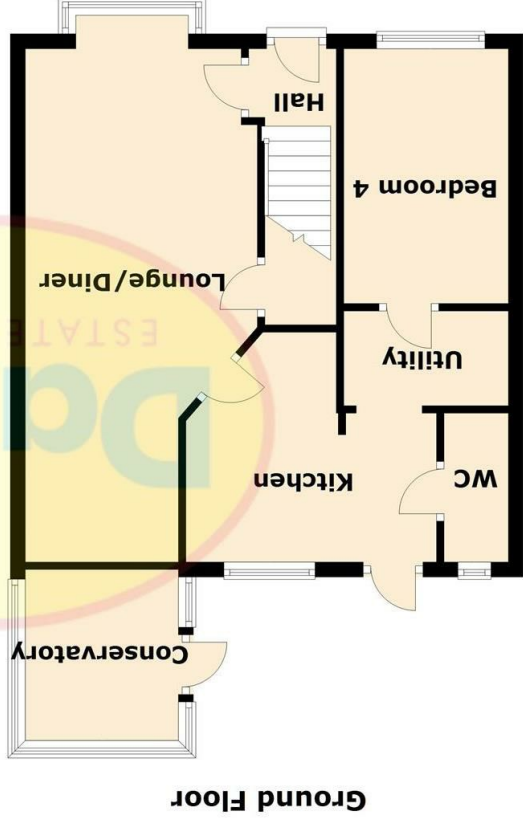
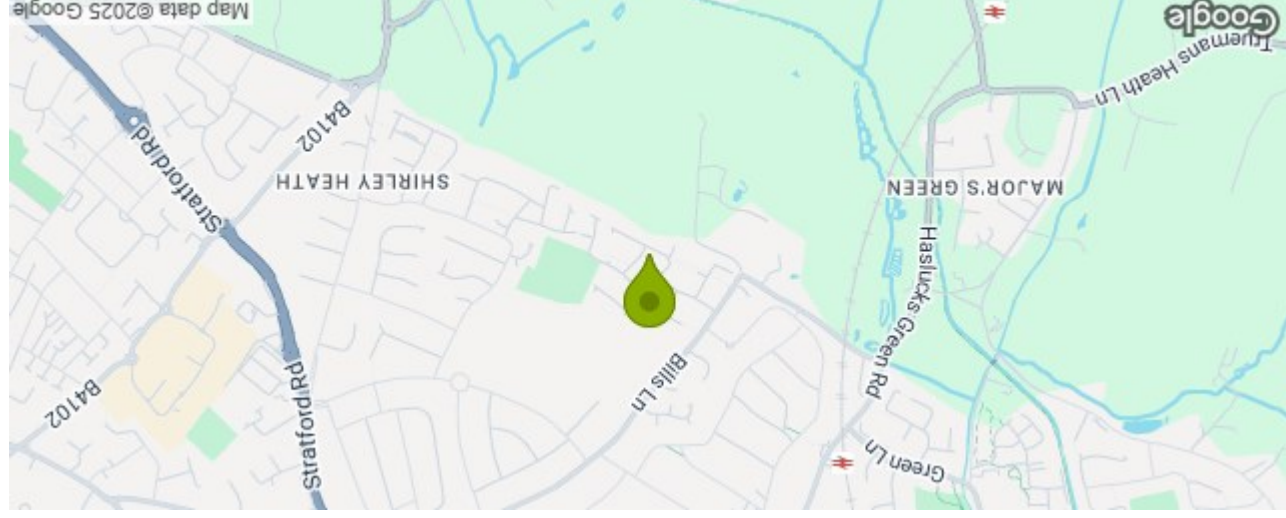
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 16/12/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage dependant on provider (data taken from checker.ofcom.org.uk on 16/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

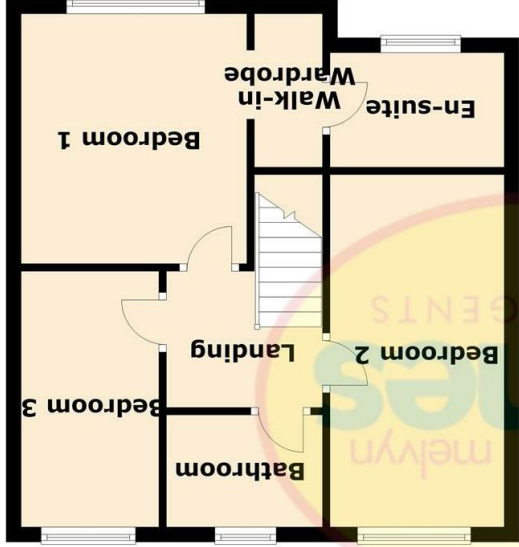
VIEWING: By appointment only with the office on the number below.

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. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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.



Ground Floor



First Floor

60 Langcomb Road Shirley Solihull B90 2PR
Council Tax Band: D

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	56
Potential	78

EU Directive 2002/91/EC
England & Wales

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.