



Danes
melvyn
ESTATE AGENTS

**Tanworth Lane
Shirley
Offers Around £350,000**

Description

Tanworth Lane is a well regarded road off the main A34 Stratford Road in Shirley leading to Dickens Heath and Earlswood. The road is made up of an interesting selection of mostly traditional houses and cottages; however this is one of a couple of bungalows which are situated opposite the allotments.

We are advised that the property is situated within the catchment area of nearby Light Hall School, infant schooling at Woodlands Infant School and Junior Schooling is at Shirley Heath School; secondary education within the area is also catered for at Alderbrook School in Solihull.

On

the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School with St Peters Catholic Senior School in Solihull, although all education facilities are subject to confirmation from the Education Department.

Local shops can be found in Shirley offering a wide choice of supermarkets, convenience and speciality stores, restaurants and hosteries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre. Shirley has its own train station in Haslucks Green Road providing a train service to Birmingham City Centre and Stratford upon Avon.

An ideal location therefore for this semi detached bungalow which is being sold with no upward chain and offers nicely proportioned accommodation that does need some minor cosmetic updating in part but benefits from a modern boiler and UPVC double glazing.



FRONT DRIVEWAY PARKING**RECEPTION HALLWAY****SPACIOUS LOUNGE**

13'10" x 13'0" (4.22m x 3.96m)

KITCHEN

11'7" x 9'4" (3.53m x 2.84m)

BEDROOM ONE

12'1" x 9'11" (3.68m x 3.02m)

WALK IN WARDROBE/STORE

8'0" x 4'0" (2.44m x 1.22m)

Formerly the back of the garage and divided by a wall which could be removed to create a full sized single garage

BEDROOM TWO

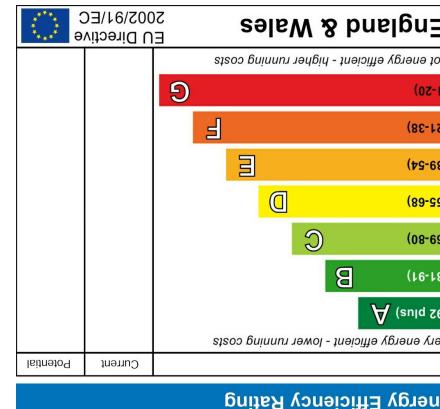
9'11" x 9'8" (3.02m x 2.95m)

SHOWER ROOM**SMALL GARAGE/STORE**

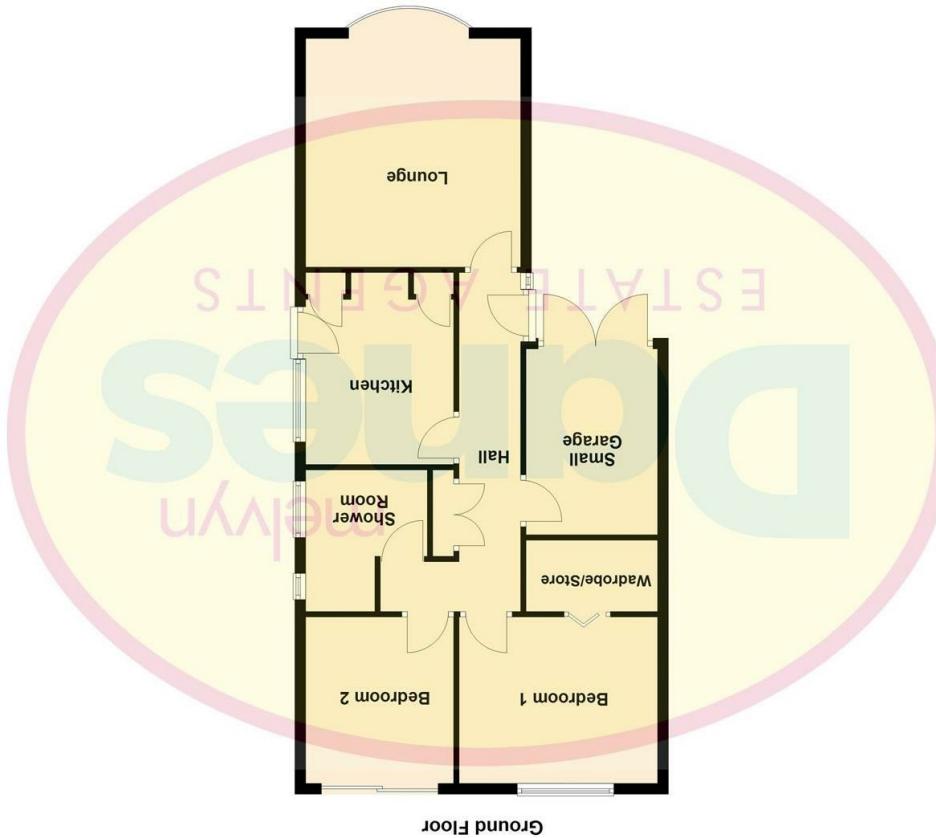
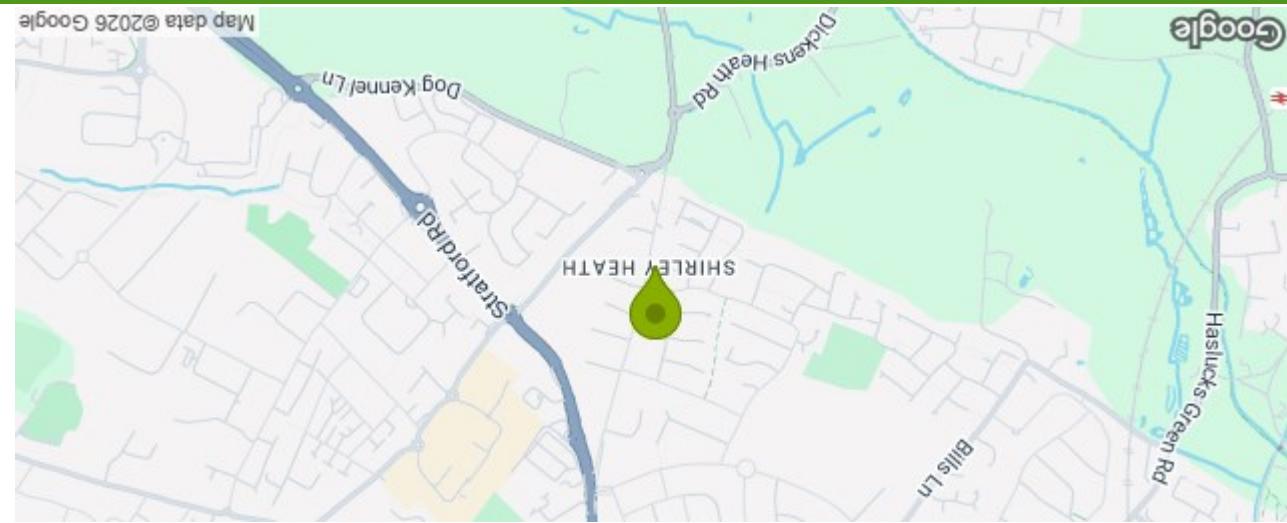
11'3" x 8'0" (3.43m x 2.44m)

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.



40 Tanworth Lane Shirley Solihull B90 4DD
Council Tax Band: D



BRONDBAARD/MOBILE: Please refer to checker.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 12/2/2026 we understand that the standard broadband speed at the property is around 10Mbps, and serviceable coverage at the property is achievable for the property post code area is around 1800Mbps. Actual speeds will depend on the speed of the provider and the location of the property. Mobile services available may be different depending on the network provider and may vary depending on the service provider's coverage. Mobile services available may be different depending on the provider's coverage and actual services available may be different depending on the provider's coverage. Precise location and network coverage can vary depending on the provider's coverage and may affect the local mobile reception. These particular areas for general guidance only and are based on information supplied and approved by the seller. These particular areas for general guidance only and are subject to errors and/or omissions. They do not constitute 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 to 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 guarantee them to be in working order.

MONIE 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 new instructions, and to purchasers, we may use approved external services which review publicly available information from vendors and intermediaries. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for further information. We may then take steps to stop acting for you and we would ask for your co-operation in order that the service will be delayed in agreeing a sale.

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 services recommended by their services. You are not under any obligation to use the services of the recommended provider.

TENURE: We are advised that the property is Freehold