

A yellow oval logo with a green border. The word 'melvyn' is in a small, green, sans-serif font. Below it, 'Danes' is in a large, bold, green, sans-serif font. At the bottom, 'ESTATE AGENTS' is in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

Hunscote Close

Shirley

Offers Around £450,000

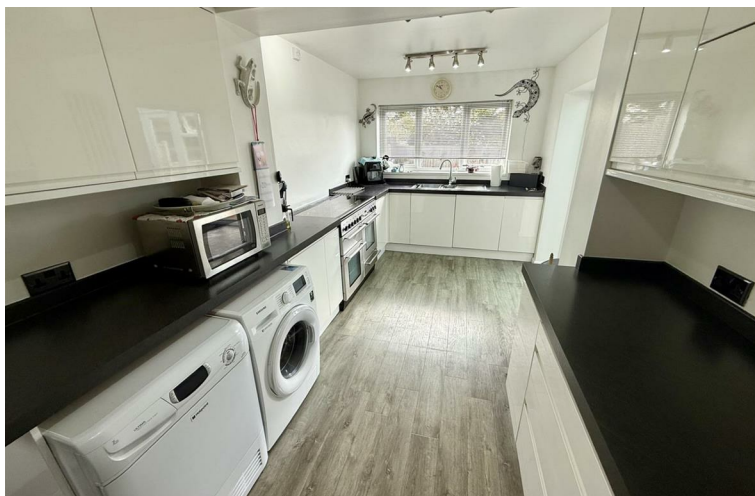
Description

This extended and much improved Dares built 1960's semi-detached house is situated in this small cul-de-sac off Haslucks Green Road, opposite Shirley Railway Station. Being conveniently located for the amenities of central Shirley with easy pedestrian access to Haslucks Green Junior School which is off Haslucks Green Road. Burman Infant School can be found in nearby Velsheda Road, which leads from Haslucks Green Road and we are advised that the property currently falls into Light Hall School catchment area, subject to confirmation from the Education Department.

There are local shops a short distance away in Haslucks Green Road, and directly opposite the close is Shirley Station from where commuter services operate to Birmingham and Stratford upon Avon. Local bus services operate along Haslucks Green Road and frequent bus services operate along the A34 providing access to Birmingham and surrounding areas.

Along the A34 in the town centre there is a wide choice of shops ranging from speciality stores to a choice of supermarkets and these are augmented by the superstores on the retail park in Marshall Lake Road.

A most convenient location therefore for this generous family home that really does need to be viewed to be appreciated and has been lovingly maintained by the current owners and finished with quality fittings throughout and a fresh 'neutral' palette with all of the interior decorations. The house benefits from a very large block paved front garden, a pleasant and private rear garden and has interior features such as an extended modern kitchen, 'Amtico' flooring to the ground floor, the provision of a good sized ground floor shower room and a large family bathroom with separate shower.



Accommodation

DEEP BLOCK PAVED FRONT DRIVEWAY

GENEROUS PORCH ENTRANCE

RECEPTION HALLWAY

GROUND FLOOR SHOWER ROOM

DINING ROOM

12'9" x 11'0" (3.89m x 3.35m)

LOUNGE

16'1" x 13'0" (4.90m x 3.96m)

CONSERVATORY

13'9" x 9'9" (4.19m x 2.97m)

EXTENDED KITCHEN

20'0" x 8'4" (6.10m x 2.54m)

WALK IN PANTRY

LANDING

BEDROOM ONE

12'10" x 10'5" (3.91m x 3.18m)

BEDROOM TWO

13'3" x 9'9" (4.04m x 2.97m)

BEDROOM THREE

13'0" x 7'4" (3.96m x 2.24m)

BEDROOM FOUR

10'1" x 8'5" (3.07m x 2.57m)

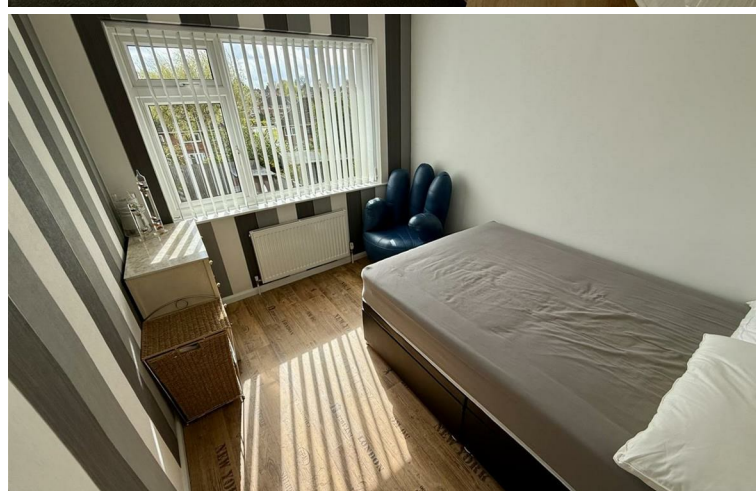
LARGE BATHROOM

10'1" x 8'4" (3.07m x 2.54m)

REAR GARDEN

WIDE SIDE ACCESS

SMALL GARAGE/STORE



TENURE: We are advised that the property is Freehold.

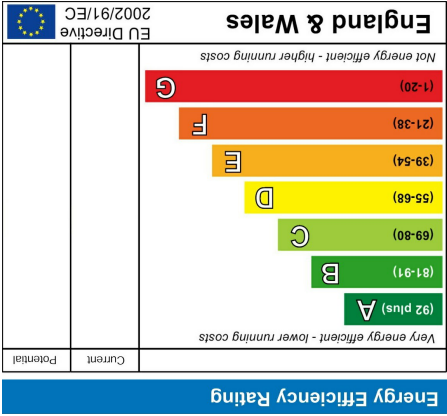
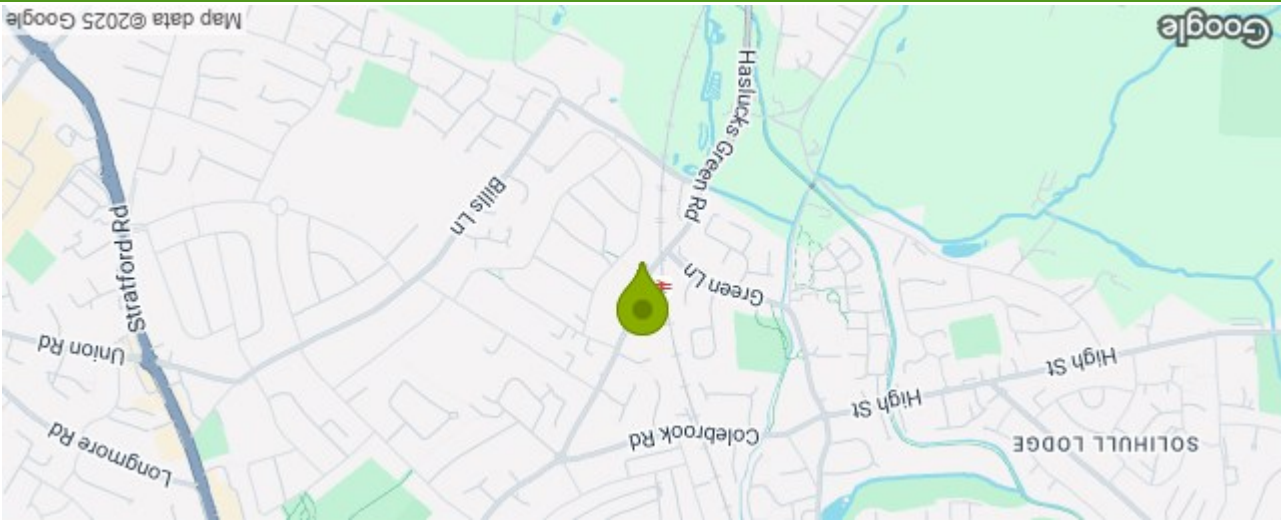
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/04/2025. 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 14/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

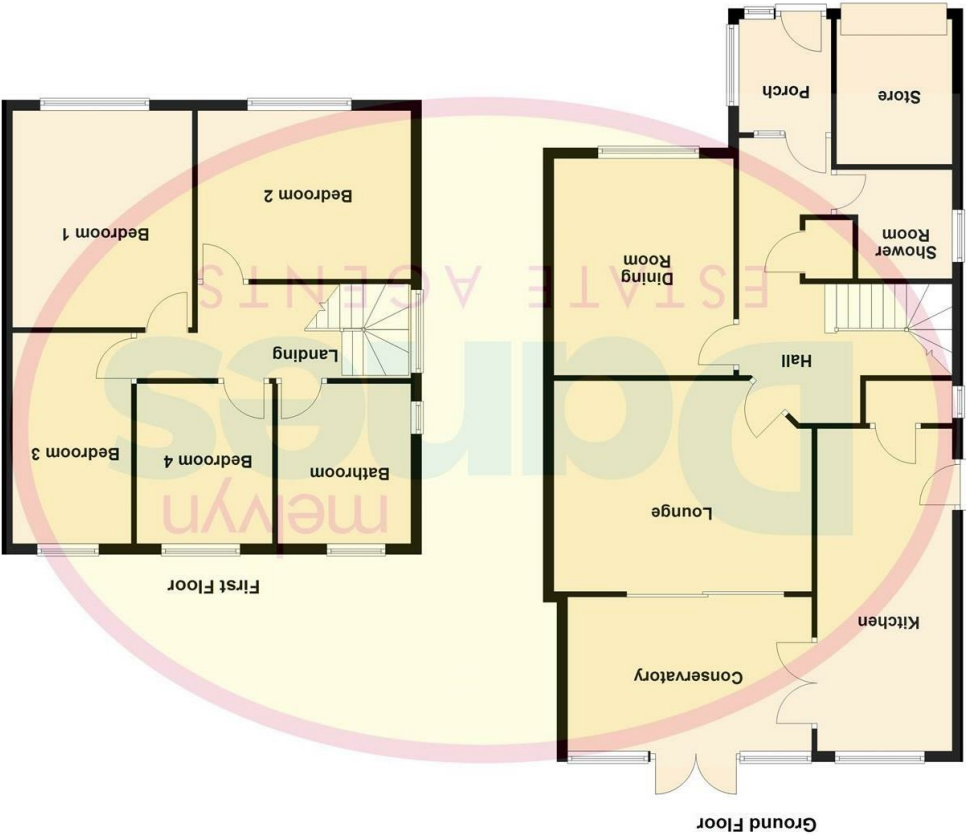
VIEWING: By appointment only with the office on the number below.

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.



3 Hunscombe Close Shirley Solihull B90 2NH
Council Tax Band: D



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