



melvyn
Danes
ESTATE AGENTS

Limbrick Close
Shirley
Offers Around £350,000

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.



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



