



melvyn
Danes
ESTATE AGENTS

Cambria Close
Majors Green
Offers Around £499,950

Description

Cambria Close is situated within the hamlet of Majors Green, a pleasant backwater situated between Shirley and open countryside. It falls within Bromsgrove Rural District Council and junior, infant and senior schooling is catered for in nearby Hollywood, at the Coppice School and Woodrush Secondary School respectively.

A little further along Haslucks Green Road is Whitlocks End Railway Station, which offers commuter services between Stratford upon Avon and Birmingham, as indeed does Shirley Railway Station, which is approximately one mile from the property, and where one can also find local shops and regular bus services. Easy access from the property by foot will bring you to the Stratford upon Avon canal, with its towpath walks system, and the Worcestershire footpath routes, making very pleasant countryside walks close by.

The main shopping area in Shirley is some two miles distant on the main A34 Stratford Road, and here 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 Retail Park. There is a large choice of restaurants and hostelrys, together with a thriving business community which extends down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks. Beyond here is the Blythe Valley Business Park which sits on the junction of the M42 motorway, a short journey down which will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

This spacious detached family home occupies a most generous plot and offers an large rear garden providing plenty of scope to extend (subject to planning).



PORCH

HALLWAY

LOUNGE DINER

20'8" max x 18'4" max (6.30m max x 5.59m max)

KITCHEN

11'11" x 9'2" (3.63m x 2.79m)

FAMILY ROOM/BEDROOM FOUR

15'2" max x 18'4" (4.62m max x 5.59m)

EN-SUITE SHOWER ROOM

UTILITY

9'2" x 7'2" (2.79m x 2.18m)

FIRST FLOOR LANDING

BEDROOM ONE

15'8" x 10'11" (4.78m x 3.33m)

BEDROOM TWO

10'0" x 12'6" (3.05m x 3.81m)

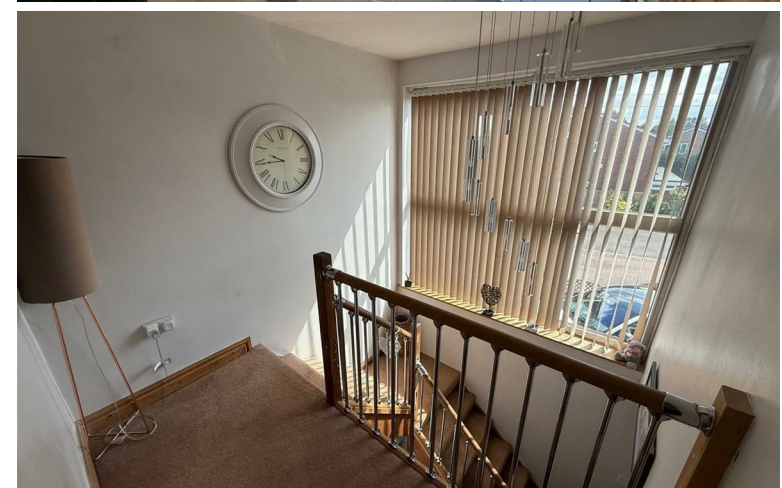
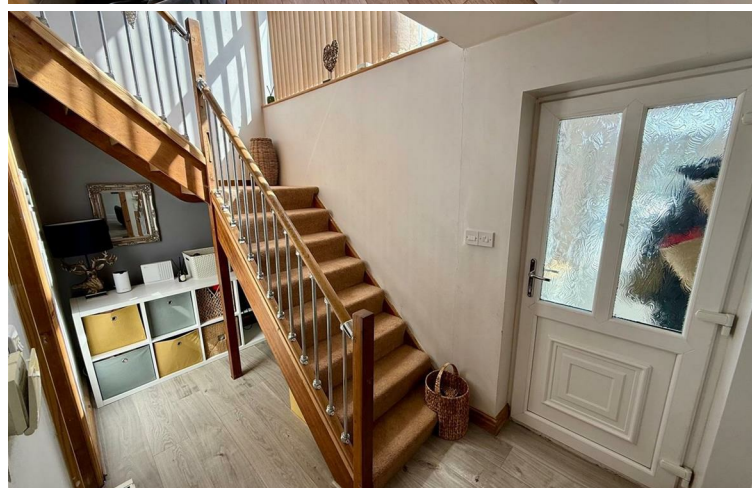
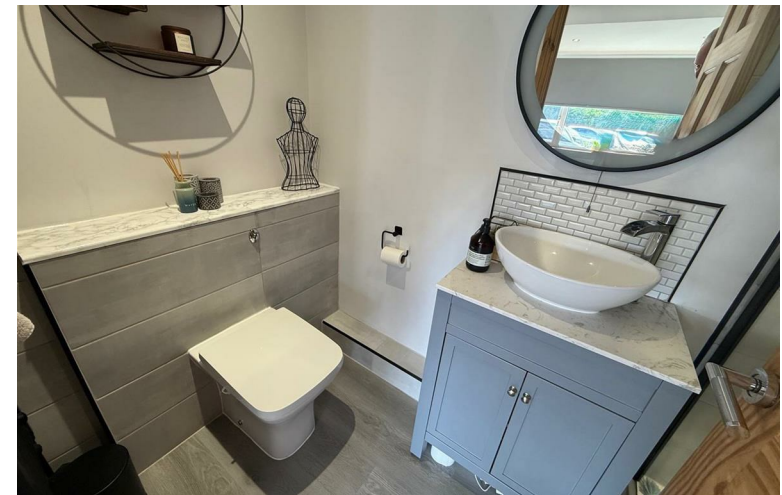
BEDROOM THREE

7'2" x 9'3" (2.18m x 2.82m)

BATHROOM

GOOD SIZE REAR GARDEN

GARDEN ROOM



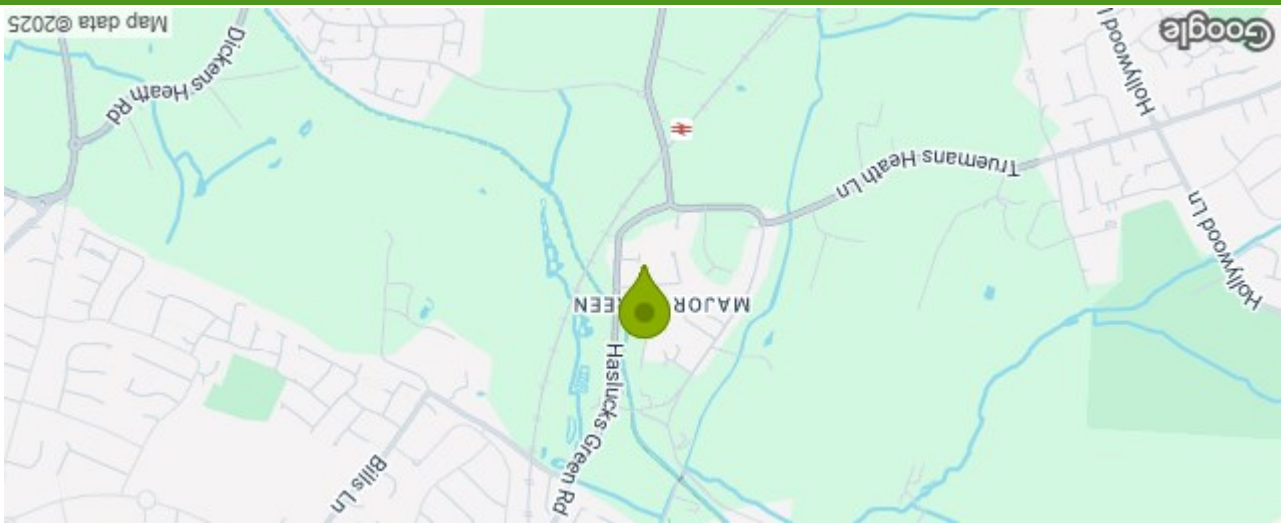
TENURE: We are advised that the property is Freehold.

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 2000 Mbps. Data taken from checker.ofcom.org.uk on 29/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have good outdoor, variable in-home mobile coverage (data taken from checker.ofcom.org.uk on 29/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



5 Cambria Close Majors Green Solihull B90 1DR
Council Tax Band: D

Energy Efficiency Rating																		
	Current	Potential																
<table border="1"><thead><tr><th>Rating</th><th>Running Costs</th></tr></thead><tbody><tr><td>A (92 plus)</td><td>Very energy efficient - lower running costs</td></tr><tr><td>B (81-91)</td><td></td></tr><tr><td>C (69-80)</td><td></td></tr><tr><td>D (55-68)</td><td></td></tr><tr><td>E (39-54)</td><td></td></tr><tr><td>F (21-38)</td><td></td></tr><tr><td>G (1-20)</td><td>Not energy efficient - higher running costs</td></tr></tbody></table>			Rating	Running Costs	A (92 plus)	Very energy efficient - lower running costs	B (81-91)		C (69-80)		D (55-68)		E (39-54)		F (21-38)		G (1-20)	Not energy efficient - higher running costs
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England & Wales																		
EU Directive 2002/91/EC																		

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.

