



melvyn  
**Danes**  
ESTATE AGENTS

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508

**Haslucks Green Road**

**Majors Green**

**Offers Around £475,000**

# Description

Majors Green is a pleasant backwater nestled between Shirley and Hollywood. Falling within Bromsgrove Rural District Council with junior and infant schooling catered for at The Coppice school, with senior schooling at Woodrush High School on the same campus.

Very close to the property is Whitlocks End Railway Station, which offers commuter services between Stratford upon Avon and Birmingham. There are extensive parking facilities at the station and regular services during peak travelling hours. 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.

An ideal location therefore for this well maintained, much extended and improved semi detached house which boasts excellent living accommodation on the ground floor which is complemented by four double bedrooms, an en suite shower room and family bathroom. There is a large front driveway with an EV charging point and pleasant private rear garden. The whole property requires immediate inspection to be appreciated.



# Accommodation

**BLOCK PAVED DRIVEWAY**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**STUDY/FAMILY ROOM**

14'3" x 7'4"

**LOUNGE**

17'2" into bay x 10'9"

**DINING ROOM**

10'10" x 9'10"

**CONSERVATORY**

12'0" x 9'2"

**EXTENDED BREAKFAST KITCHEN**

17'8" x 10'11" max (8'10" min)

**UTILITY ROOM**

7'3" x 6'0"

**FIRST FLOOR LANDING**

**BEDROOM TWO**

12'7" x 10'10"

**BEDROOM THREE**

10'10" x 9'10"

**BEDROOM FOUR**

13'5" x 9'2"

**FAMILY BATHROOM**

**SECOND FLOOR LANDING**

**BEDROOM ONE**

16'0" max x 13'5" max

**EN SUITE SHOWER ROOM**

6'7" x 6'4"

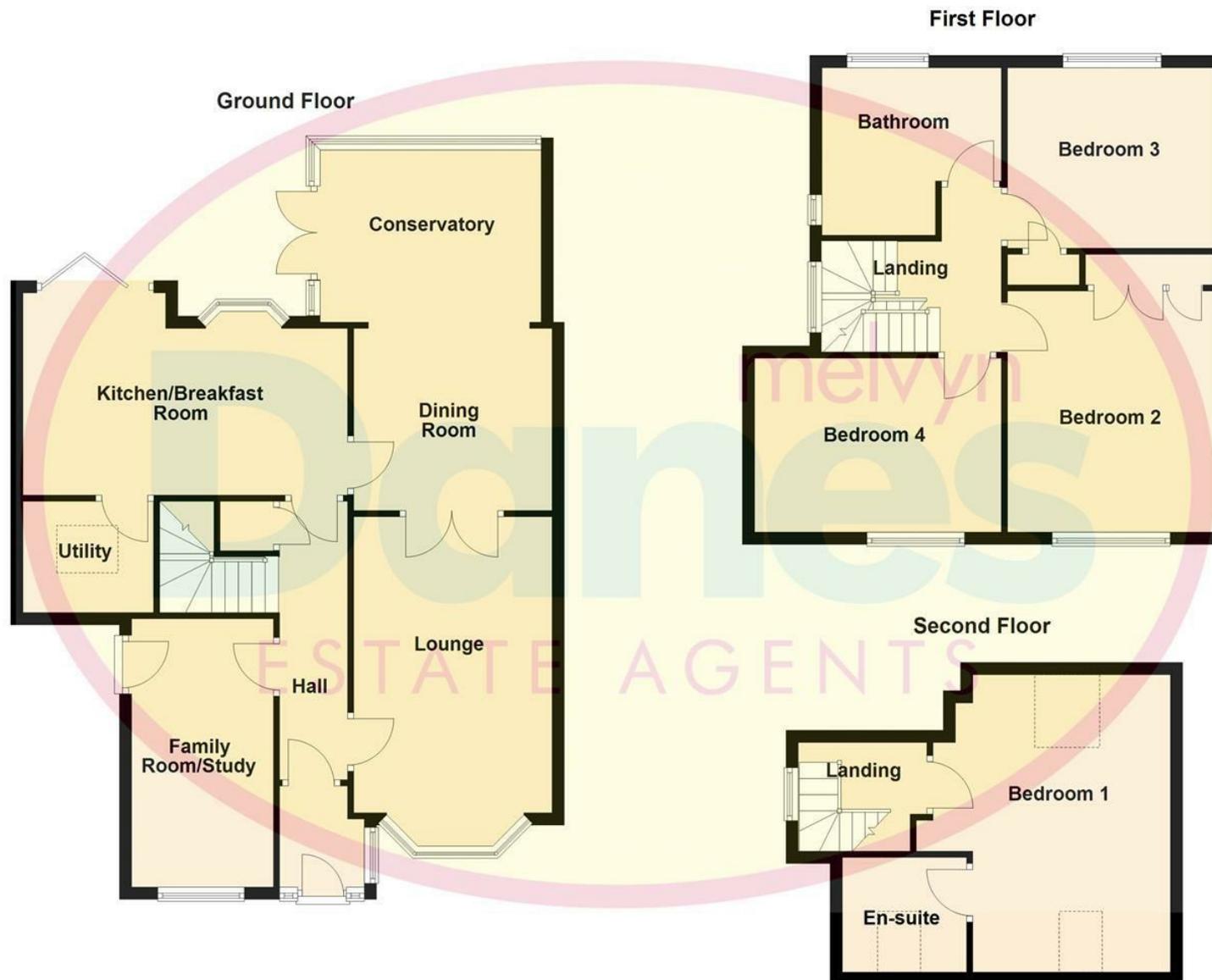
**REAR GARDEN**











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.

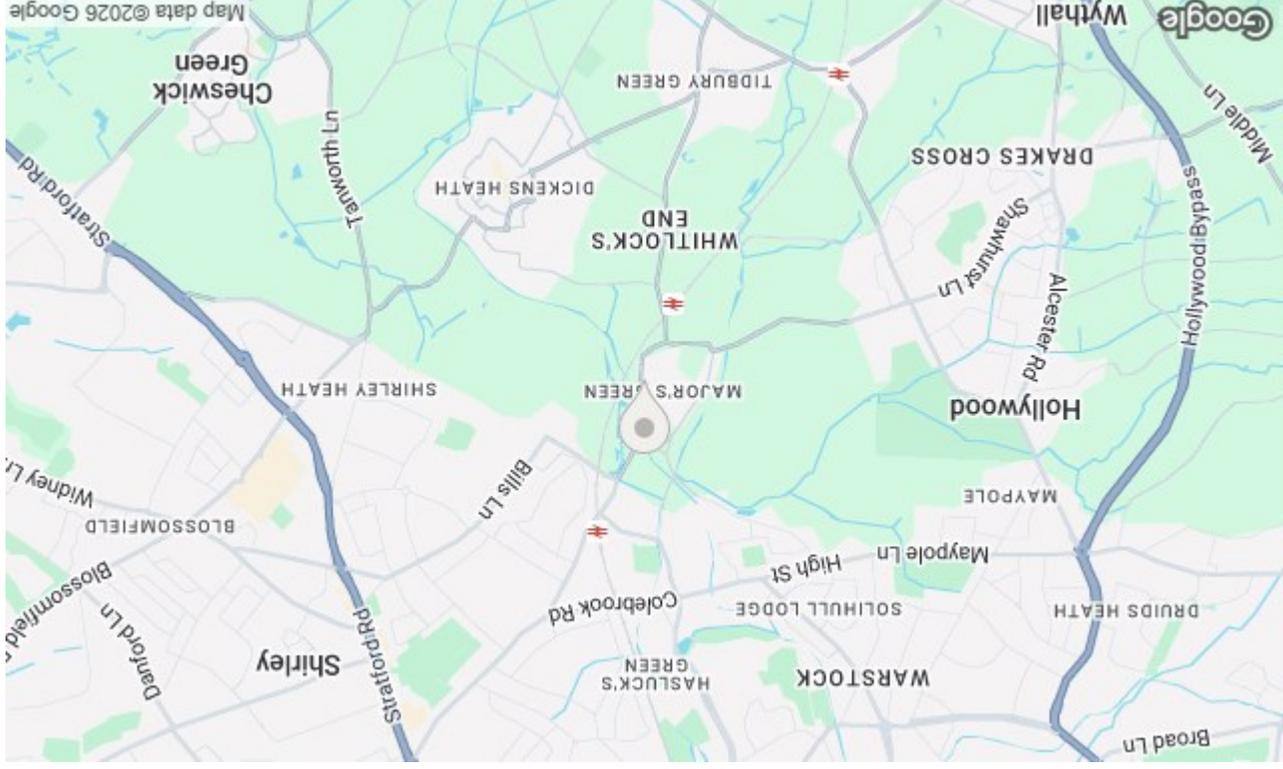
TENURE: We are advised that the property is Freehold

BROADBAND/MOBILE: Please refer to checker.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 5/2/2026 we understand that the standard broadband download speed at the property is around 5 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Actual service availability or speeds received may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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



## 508 Haslucks Green Road Majors Green Solihull B90 1DN Council Tax Band: D

### Energy Efficiency Rating

Potential	Current	EU Directive 2002/91/EC
		<b>England &amp; Wales</b>
		<i>Very energy efficient - lower running costs</i>
		<b>A</b> (92 plus)
		<b>B</b> (81-91)
		<b>C</b> (69-80)
		<b>D</b> (55-68)
		<b>E</b> (39-54)
		<b>F</b> (21-38)
		<b>G</b> (1-20)
		<i>Not energy efficient - higher running costs</i>
		EU Directive 2002/91/EC

72

63