



melvyn
Danes
ESTATE AGENTS

Rushleigh Road

Majors Green

Offers Around £375,000

Description

Rushleigh Road is situated within Majors Green, a pleasant backwater on the edge of 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 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.

A great location therefore, for this larger style 1950's semi detached property which is sat back from the road behind a full width block paved driveway. The well maintained and beautifully presented well proportioned property offers accommodation to the ground floor comprising of entrance porch, reception hallway, a spacious lounge diner with multi fuel burner, refitted kitchen, garden room, utility space and single garage. To the first floor is master bedroom with en-suite, two further double bedrooms and family bathroom.



Accommodation

PORCH ENTRANCE

RECEPTION HALLWAY

THROUGH LOUNGE DINER

23'3" x 10'10" (7.09m x 3.30m)

GARDEN ROOM

7'5" x 10'2" (2.26m x 3.10m)

REFITTED BREAKFAST KITCHEN

7'11" x 12'4" (2.41m x 3.76m)

**SIDE PASSAGEWAY UTILITY
ROOM**

FIRST FLOOR LANDING

BEDROOM ONE

11'7" x 10'11" (3.53m x 3.33m)

EN SUITE SHOWER ROOM

BEDROOM TWO

12'1" x 10'9" (3.68m x 3.28m)

BEDROOM THREE

8'2" x 12'6" (2.49m x 3.81m)

FAMILY BATHROOM

OUTSIDE

SINGLE INTEGRAL GARAGE

REAR GARDEN



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 17/02/2026. Actual service availability at the property or speeds received may be different.

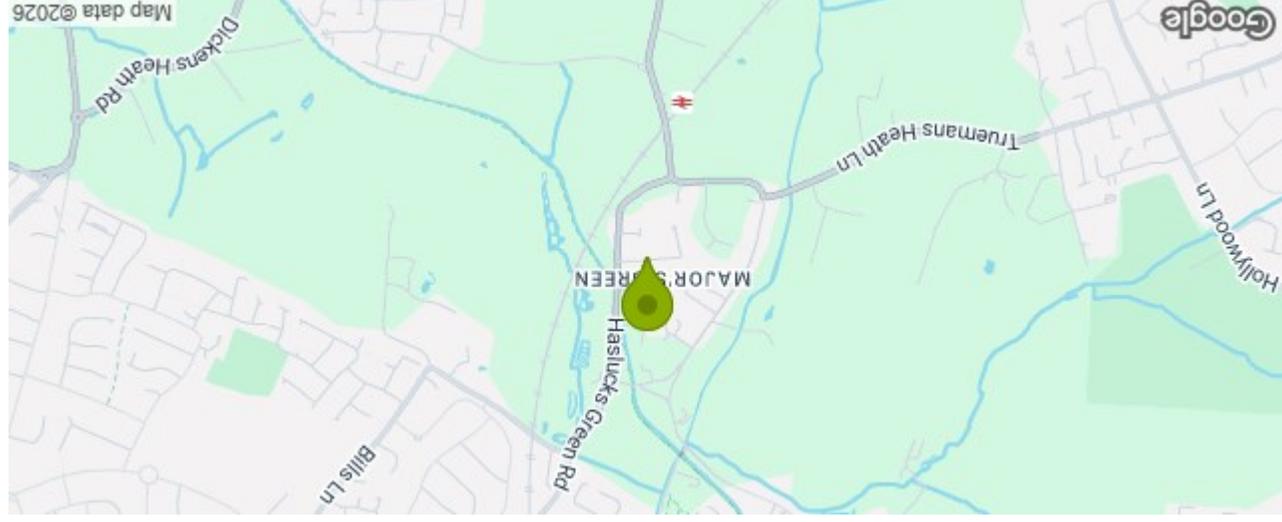
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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 or 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: We have been appointed by Move with Us who will carry out their own Anti Money Laundering/due diligence checks. Please be advised that should you make an offer that is accepted by them you will be required to pay an admin fee of £49 (plus VAT) to cover these costs. This fee will be taken by phone as part of their purchaser compliance and before a memorandum of sale can be issued.

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.

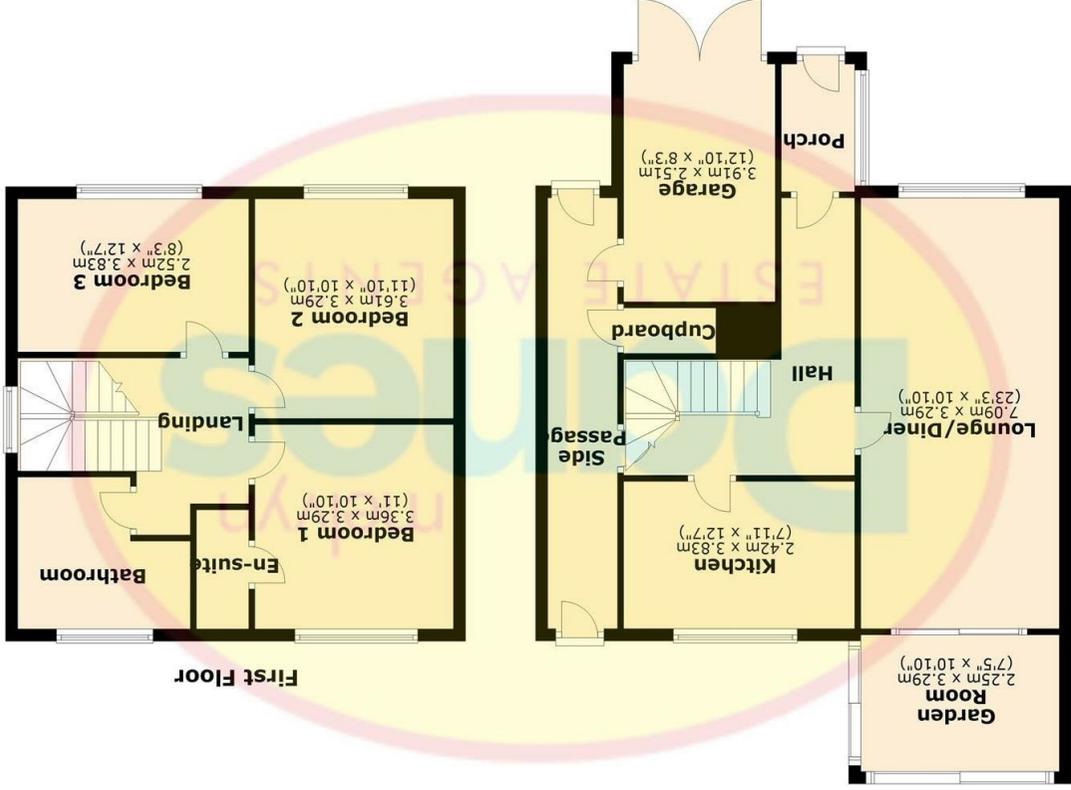


**11 Rusleigh Road Major's Green Solihull B90 1DQ
Council Tax Band:**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	56
(55-68) D	
(39-54) E	
(21-38) F	74
(1-20) G	
Not energy efficient - higher running costs	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.

Ground Floor



First Floor

