



melvyn
Danes
ESTATE AGENTS



Lighthall Lane
Shirley
Offers Around £450,000

Description

Lighthall Lane is located on the exciting new Lucas Green development that is situated on the edge of Shirley; ideally placed to take advantage of the facilities offered by both Shirley town centre and the popular Solihull town centre, with the modern and vibrant Touchwood Centre and a mainline train station with links to Birmingham and London.

Some 1.5 miles away from the property is the M42 motorway forming the heart of the Midland Motorway Network. Two junctions down the M42 is junction 6 with direct access to Birmingham International Airport and the National Exhibition Centre.

An ideal location therefore for this modern three storey semi detached house which was constructed in 2023 by well regarded national house builder Bellway Homes and offers versatile living accommodation arranged over three floors which includes a generous dining kitchen, ground floor WC, living room, four bedrooms, two shower rooms and a family bathroom. There is a side garage and driveway parking. Overall the property requires internal inspection to be appreciated and can be arranged by contact our Shirley Office.



Accommodation

RECEPTION HALLWAY

GUEST CLOAKS WC

LIVING ROOM

17'6" max x 11'11" max (5.33m max x 3.63m max)

DINING KITCHEN

15'4" x 13'5" max (4.67m x 4.09m max)

FIRST FLOOR LANDING

BEDROOM ONE

15'4" x 11'8" (4.67m x 3.56m)

EN SUITE SHOWER ROOM

BEDROOM THREE

11'3" x 7'7" (3.43m x 2.31m)

SECOND FLOOR LANDING

BEDROOM TWO

12'7" max x 11'7" max (3.84m max x 3.53m max)

BEDROOM FOUR

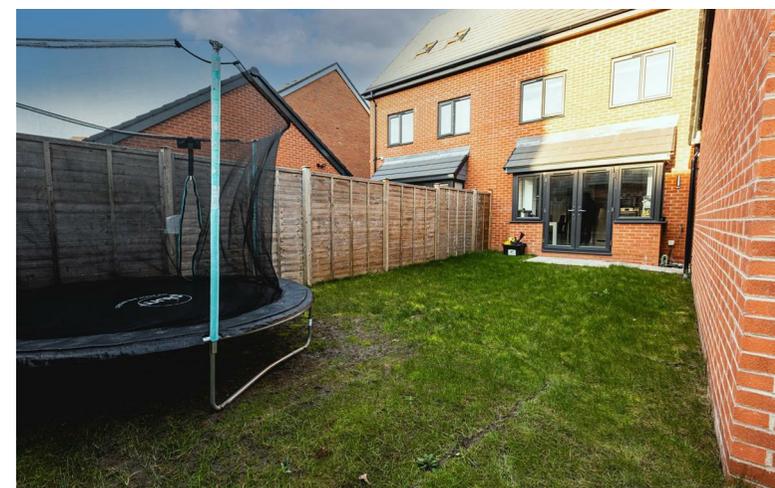
10'8" max x 7'10" max (3.25m max x 2.39m max)

SHOWER ROOM

REAR GARDEN

DRIVEWAY PARKING

SINGLE GARAGE



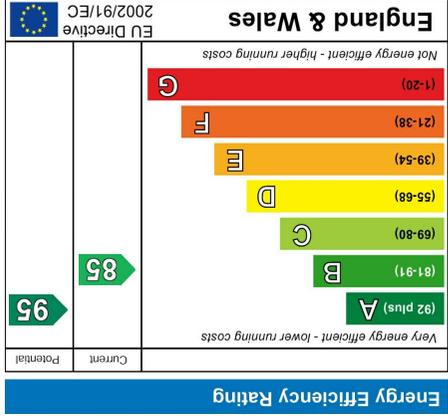
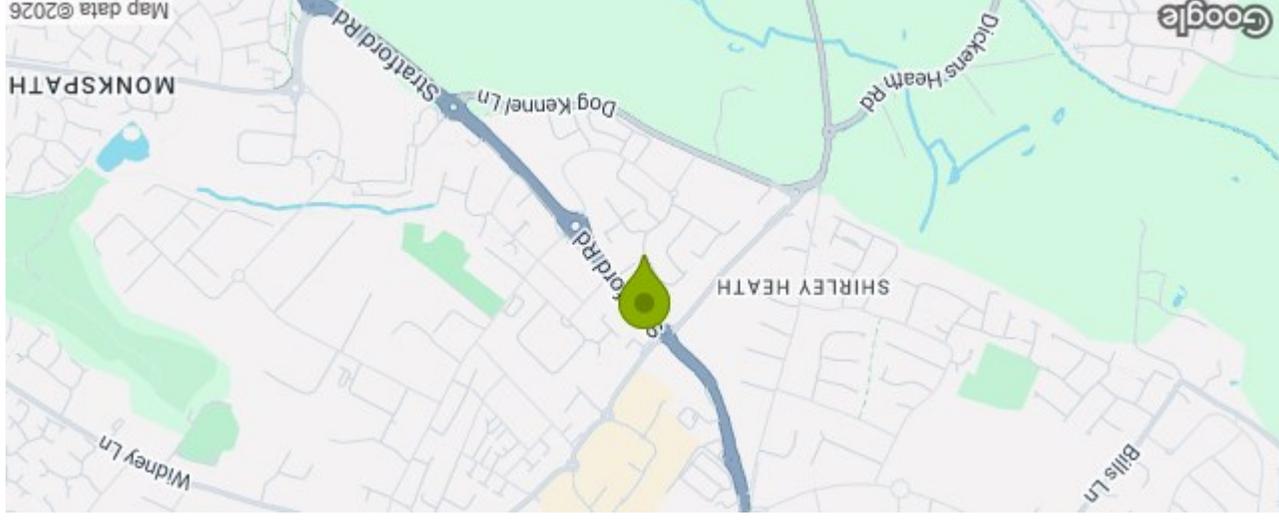
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 3 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 25/02/2026. Actual service availability at the property or speeds received may be different. **MOBILE:** We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 25/02/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

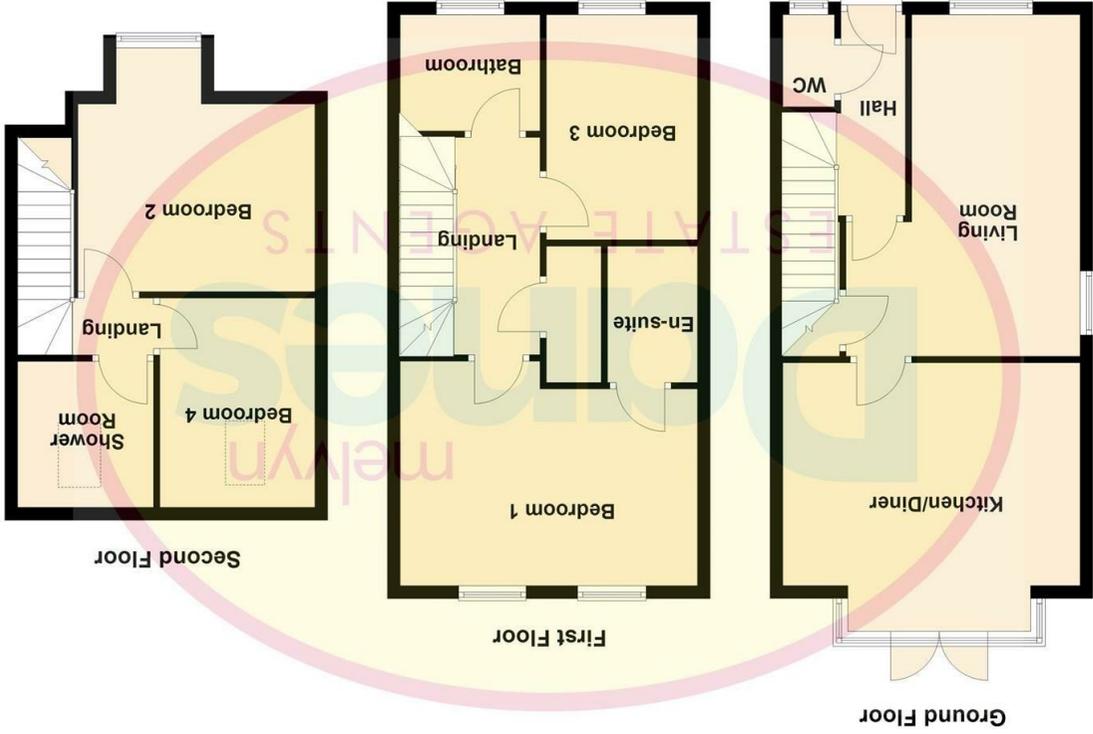
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.



97 Lighthall Lane Shirley Solihull B90 4FS
Council Tax Band: E



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.