



Lawnswood Avenue, Shirley

Offers Around £425,000

- RECEPTION HALLWAY
- DINING ROOM/BEDROOM 2
- UTILITY AREA
- SHOWER ROOM
- REAR GARDEN
- LOUNGE
- BREAKFAST KITCHEN
- THREE FURTHER BEDROOMS
- SIDE GARAGE
- NO UPWARD CHAIN

Lawnswood Avenue links from Radbourne Road to Yoxall Road in Shirley.

The property is approximately one mile from the main A34 Stratford in the town centre of Shirley, where one will find excellent shopping facilities, ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. Frequent bus services operate along the Stratford Road into the City of Birmingham and beyond and into the town centre of Solihull, and there is a thriving business community together with a wide choice of restaurants, hostelrys, and a community centre.

Nearby is the town centre of Solihull which also offers excellent shopping facilities with the new Touchwood Development, and also has a thriving business community, and a local bus service operates within nearby Solihull Road which will take you to the town centre. Within the town centre of Solihull is the Railway Station, Tudor Grange Leisure Centre with indoor tennis and swimming facilities. Schooling is of particular renown within the Solihull area, with excellent Junior and Infant Schooling, followed by secondary Education at St Peter's Roman Catholic School and the highly acclaimed Tudor Grange Secondary School, into which catchment area this property falls. All education facilities are subject to confirmation from the local Education Department.

Originally constructed in the mid 1950's this semi detached bungalow offers well proportioned and well maintained accommodation that could perhaps benefit from some cosmetic updating in part but offers a sound basis for further enhancement by the new owners and also enormous potential for anyone considering extension or a loft conversion (subject to necessary planning permissions).

Sitting back from the road behind a front driveway with a shrub border to the fore. A part glazed front door opens to the

RECEPTION HALLWAY

Having three wall light points, central heating radiator, cloaks storage cupboard, loft hatch access and doors radiating off

LOUNGE

18'10" x 12'4" (5.74m x 3.76m)



Having double glazed window to the front, ceiling light point, central heating radiator, wall mounted electric fire and three wall light points

DINING ROOM/BEDROOM 2

13'4" x 10'3" (4.06m x 3.12m)



Having sliding double glazed patio style doors to the rear garden, ceiling light point and central heating radiator

BREAKFAST KITCHEN

10'5" x 8'4" (3.18m x 2.54m)



Having double glazed window to the rear, ceiling light point, part glazed door to the utility room and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric double oven with halogen hob and extractor canopy over, integrated fridge, freezer and dishwasher



UTILITY AREA

Having ceiling light point, door opening to the garage, UPVC double glazed door to the rear garden, outside tap, wall and base mounted storage units with work surfaces over having inset sink and drainer, space and plumbing for washing machine

SIDE GARAGE

34'2" x 9'0" max (10.41m x 2.74m max)

Having up and over door to the front driveway, light and power

BEDROOM ONE

14'5" into wardrobe x 12'11" into bay (4.39m into wardrobe x 3.94m into bay)



Having double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

9'6" x 7'6" (2.90m x 2.29m)

Having double glazed window to the side, ceiling light point, central heating radiator and built in storage cupboard

BEDROOM FOUR

9'2" x 7'6" (2.79m x 2.29m)

Having double glazed window to the side, ceiling light point, central heating radiator and built in storage cupboard



SHOWER ROOM



Having window to the side, ceiling light point, heated towel rail, complementary wall tiling, quadrant shower enclosure and vanity unit with inset wash hand basin and concealed cistern WC

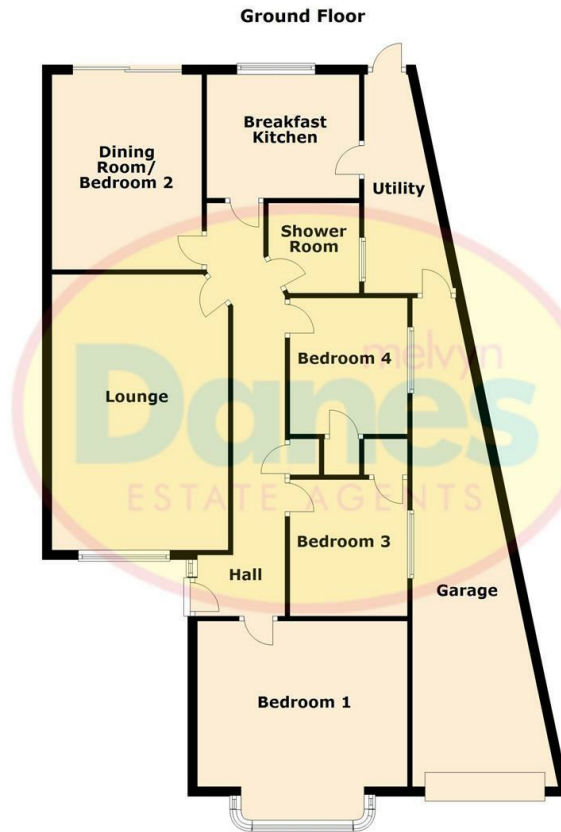
REAR GARDEN



Having paved patio area with lawn beyond, well stocked borders, defined boundaries, garden shed and gated access to the rear recreation ground

FLOOR PLAN

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

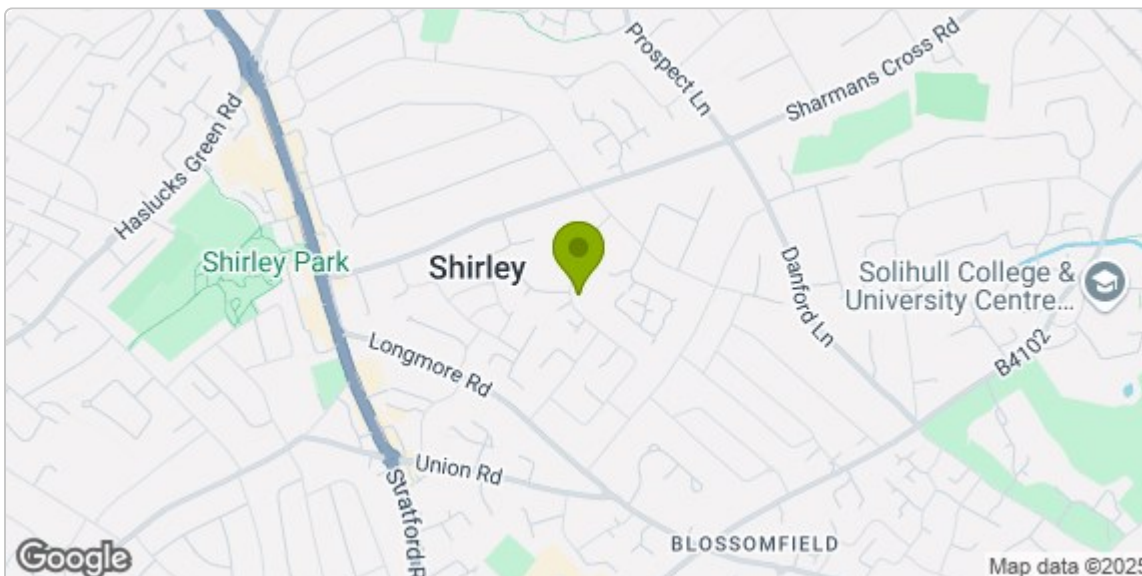
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025). Please note that 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.

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



Full Postal Address:
84 Lawnswood Avenue
Shirley Solihull B90 3QW

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk