



# The Fordrough, Majors Green

## Offers In Excess Of £250,000

- **REQUIRES EXTENSIVE REPAIR & REFUBISHMENT**
- **KITCHEN**
- **BATHROOM**
- **DRIVEWAY**
- **CASH BUYERS ONLY**
- **LOUNGE**
- **TWO BEDROOMS**
- **FRONT & REAR GARDENS**
- **NO CHAIN**
- **SOLD AS SEEN**

Majors Green is a pleasant backwater on the fringe of the Solihull borough. Falling with Bromsgrove Rural District Council with junior and infant schooling being catered for at The Coppice school in Hollywood and senior schooling being at Woodrush High School on the same campus.

In close proximity to the property are Whitlocks End & Wythall Railway Stations, which offers commuter services between Stratford upon Avon and Birmingham. There are extensive parking facilities at Whitlocks End station and regular services during peak travelling hours.

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 drive of approximately 3 miles will bring you to junction 3 of the M42 motorway, which links with the M40, M6 and M5 at the heart of the Midlands Motorway Network.

Set back from this country lane via a driveway with lawned private front garden

#### **LOUNGE**

**15'3 x 10'1 (4.65m x 3.07m)**

#### **KITCHEN**

**18'0 x 5'11 (5.49m x 1.80m)**

#### **BEDROOM 1**

**20'5 max x 8'7 (6.22m max x 2.62m)**

#### **BEDROOM 2**

**10'0 x 7'0 (3.05m x 2.13m)**

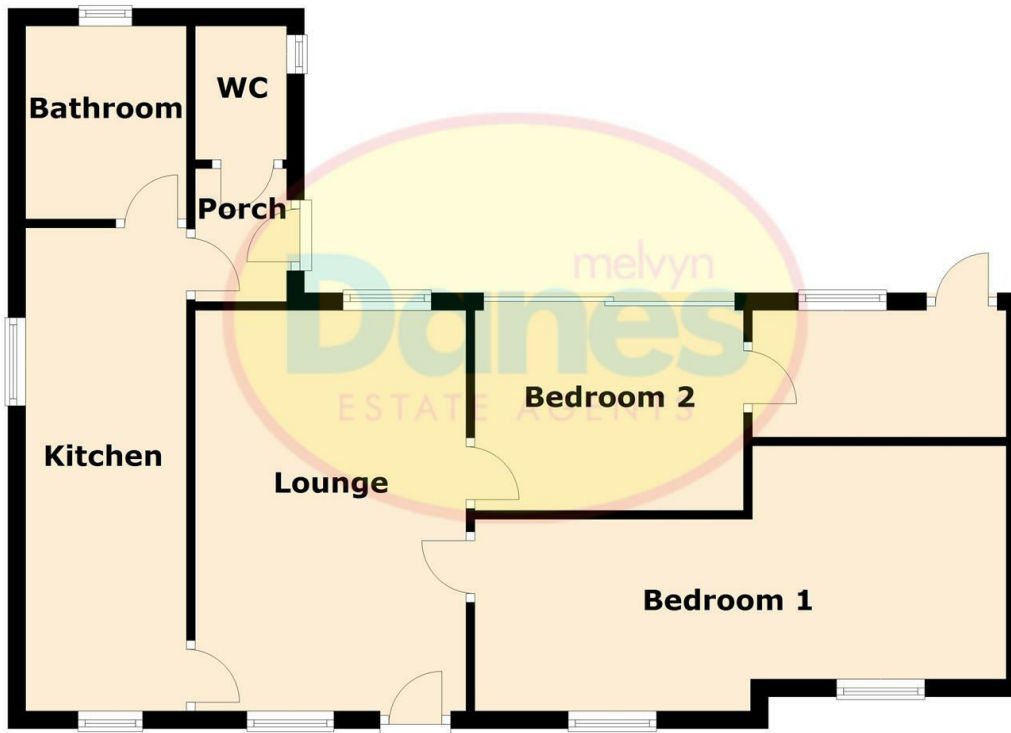
#### **BATHROOM**

#### **REAR GARDEN**

## 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.

### Ground Floor



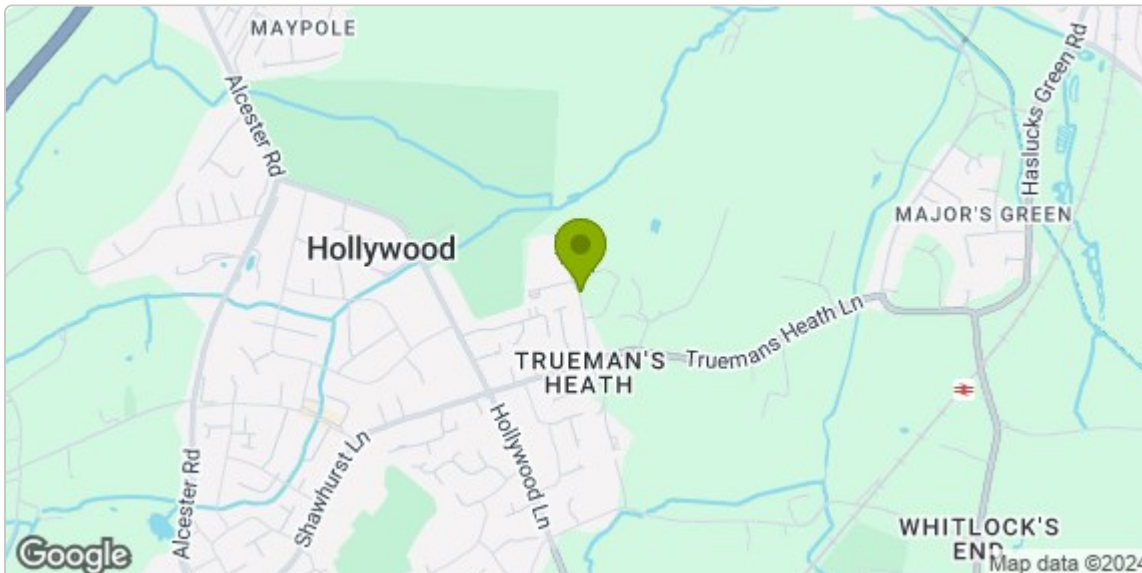
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** D

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
Wenlock The Fordrough  
Majors Green Solihull B90  
1PP

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC