



melvyn
Danes
ESTATE AGENTS



**Stockley Crescent
Shirley
Asking Price £200,000**

Description

Scholars Gate is a small development built by Redrow Homes in the early 2000's, located just off Radbourne Road in Shirley.

We are advised that the property is situated within the catchment area of Tudor Grange School with infant schooling being at nearby Blossomfield Infant School for which there is pedestrian access from Scholars Gate into Lawnswood Avenue, and junior schooling at either Shirley Heath Junior School in Coombe Road, or Sharmans Cross Junior School in the road of the same name. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosteleries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and Leisure Parks. The more recently constructed Blythe Valley Business Park can be found at the junction with the M42 motorway which gives access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore, for this modern coach house which has the benefit of private allocated parking, single garage and private garden.

The accommodation is accessed via a upvc front door leading to an inner lobby to the stairs to the first floor. The property has been freshly modernised by the current owners and offers a stylish and well presented finish and briefly comprises of entrance hall with fitted double door storage, principle bedroom with a large bank of fitted wardrobes and ample space for a work from home area, family bathroom with shower over bath and a stylish finish, open plan living/dining room with open access into the beautifully fitted kitchen offering a range of integrated appliances as well as space and plumbing for washing machine. Off the hall is loft access with drop down ladder and boards for storage.

Allocated parking leads to an up and over garage door allowing access into the great sized garage with further side access door. Adjacent to this is further storage with secure access that is essentially the under stairs storage area. To the rear of the building is the private garden accessed via secure gated and bordered by panelled fencing, mainly laid to lawn with small patio area and further shed storage.



Accommodation

Entrance Hall

Open Plan Living/Dining Room

16'10" x 9'10" (5.143 x 3.009)

Kitchen

7'5" x 6'11" (2.261 x 2.115)

Bedroom

10'0" x 11'8" (3.068 x 3.568)

Bathroom

6'6" x 5'10" (1.991 x 1.796)

Single Garage

8'3" x 16'10" (2.533 x 5.142)

Private Rear Garden

Allocated Parking

Storage Cupboard



TENURE: We are advised that the property is Freehold

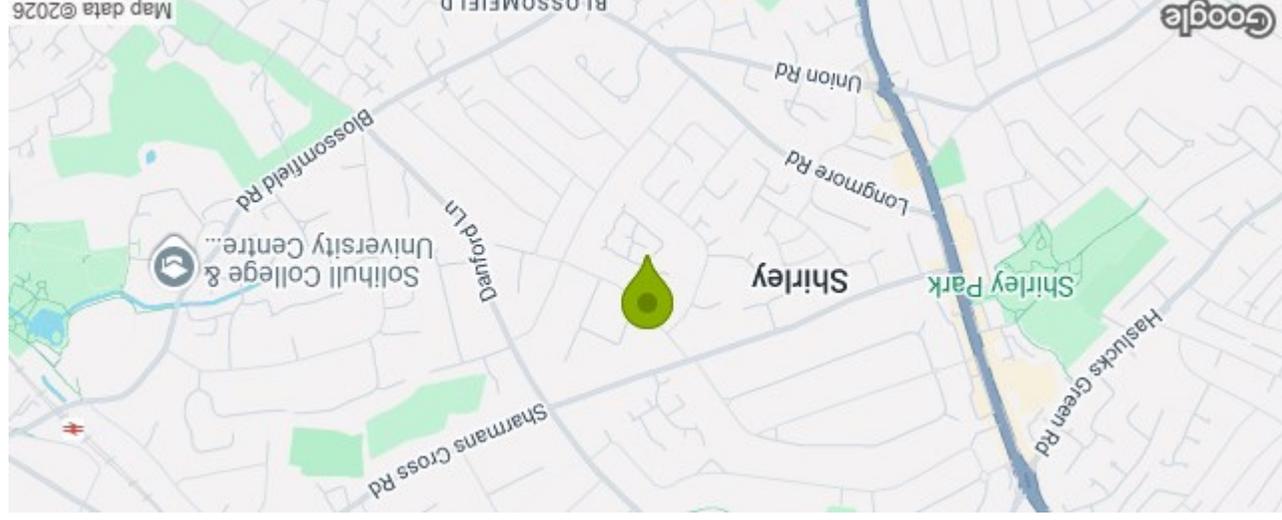
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/12/2025. 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 23/12/2025). 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 0121 711 1712

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

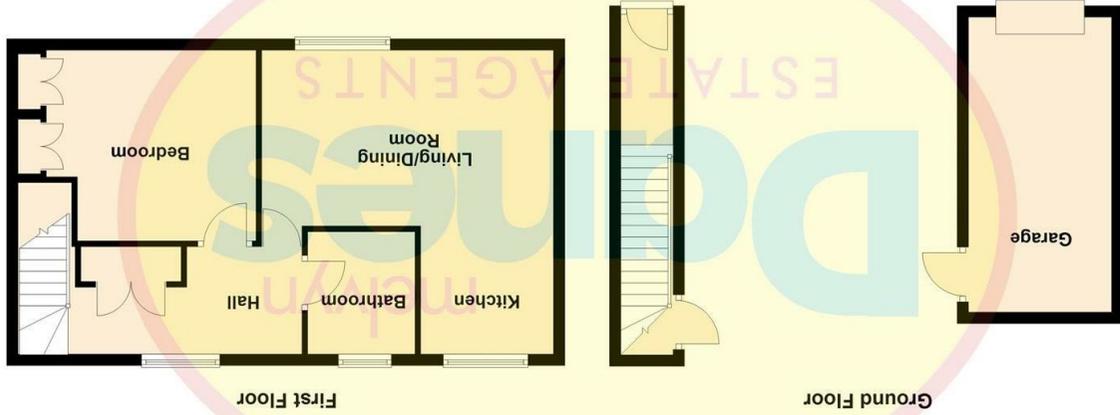


Energy Efficiency Rating	
Potential	73
Current	72

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

EU Directive 2002/91/EC

36 Stockley Crescent Shirley Solihull B90 3SQ
Council Tax Band: B



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.