



melvyn
Danes
ESTATE AGENTS

Stockley Crescent
Shirley
Offers Around £459,950

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 well maintained detached house which is set back from the road behind a deep foregarden with paved pathway leading directly to a composite front door with feature leaded light effect double glazed insets which opens to the



RECEPTION HALLWAY

Having ceiling light point, central heating radiator, LVT flooring, understairs storage cupboard and doors opening to the lounge, kitchen and

GUEST CLOAKS WC

Having UPVC double glazed porthole window to the front, ceiling light point, central heating radiator, tiled flooring, low level WC, vanity wash hand basin and space with plumbing for an automatic washing machine

LOUNGE

15'10" x 10'8"

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, LVT flooring and open access to the

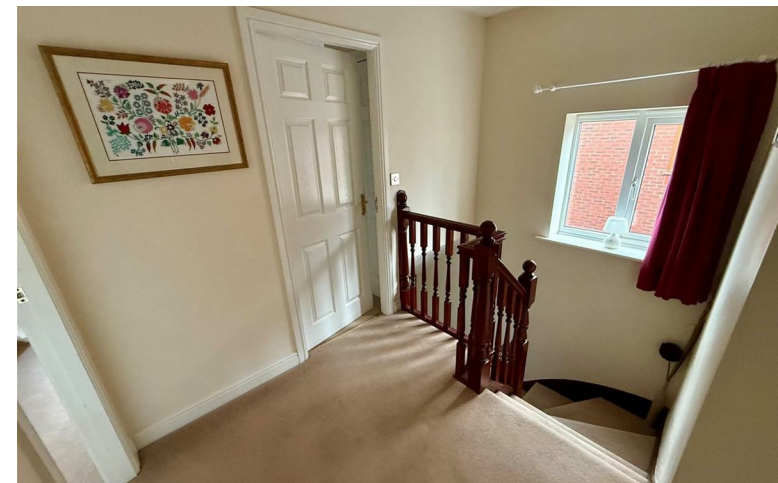


DINING ROOM

10'6" x 8'9"



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



TENURE: We are advised that the property is Freehold

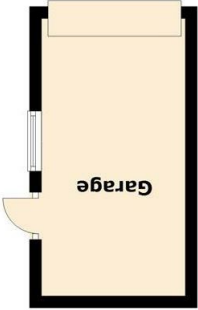
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/01/2025. 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 dependant on the provider/data taken from checker.ofcom.org.uk on 24/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

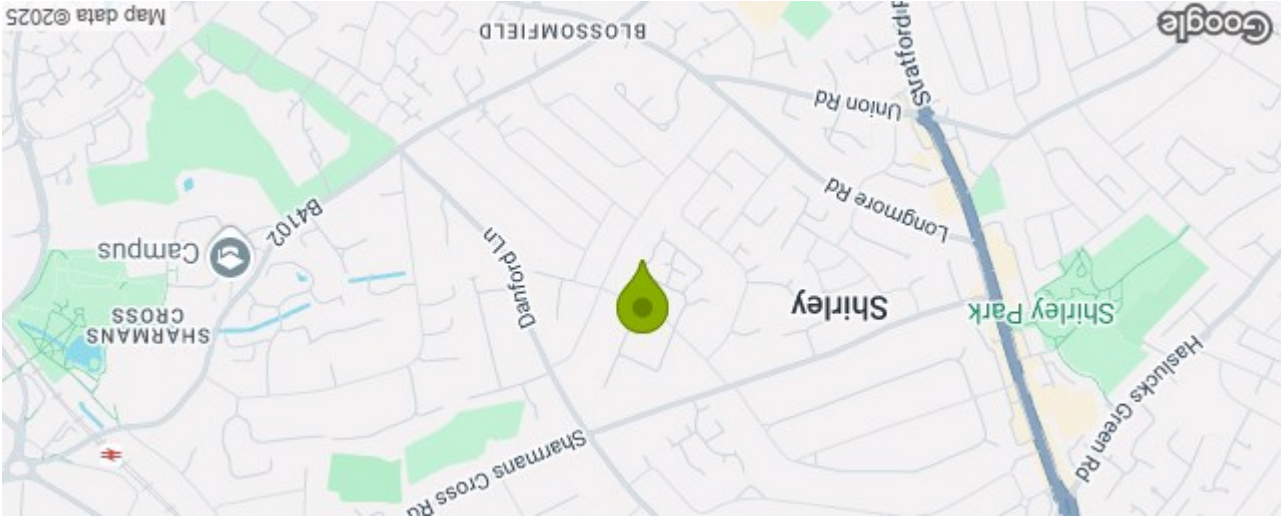
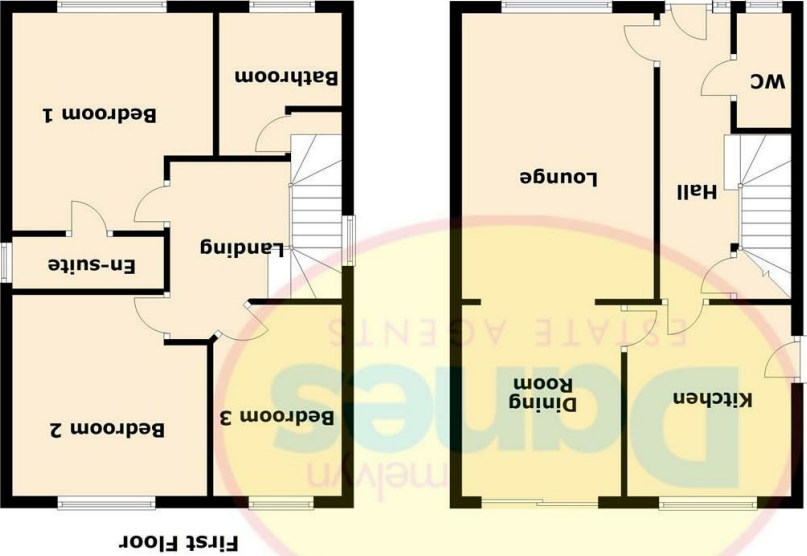
VIEWING: By appointment only with the office on the number below.

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 services which review publicly available information on companies and individuals. 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. 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 the sale.



Ground Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs	A (92 plus)	65
	B (81-91)	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs	G (1-20)	
EU Directive 2002/91/EC		
Potential		83

41 Stockley Crescent Shirley Solihull B90 3SW
Council Tax Band: D

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.