melvyn Danes
ESTATE AGENTS

Firs Drive

Shirley

Offers Around £184,950

Description

Westridge Manor is a small development of apartments which enjoy an enviable position overlooking Bills Woods to the front.

Bills Lane runs from Majors Green right into the heart of Shirley and is a leafy lane of mostly larger well established properties.

There is a thriving business community in the Shirley area which extends down onto the Cranmore, Widney and Monkspath Business Parks, and the Blythe Valley Business Park which sits on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

On the main A34 Stratford Road 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 nearby Retail Park. There are local bus services in Bills Lane and Shirley Railway Station is nearby, offering commuter services to Stratford upon Avon and Birmingham.

An ideal location for this purpose built apartment which benefits from an extended lease and a single garage en bloc. Being sold with no upward chain and ready for immediate occupation; we would recommend early viewing to avoid disappointment.

Accommodation

COMMUNAL ENTRANCE

RECEPTION HALLWAY

LOUNGE DINER
15'4" x 13'7" (4.67m x 4.14m)

KITCHEN
9'2" x 8'4" (2.79m x 2.54m)

BEDROOM ONE
14'0" x 10'6" (4.27m x 3.20m)

BEDROOM TWO
12'7" x 10'0" (3.84m x 3.05m)

BATHROOM

SINGLE GARAGE EN BLOC

COMMUNAL GARDENS

TENURE: We are advised that the property is Leasehold and benefits from an extended lease of 189 years. The property is subject to an annual service charge of £1530.

BROADBAND: We understand that the standard broadband download speed at the property is around 5 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 5500 Mbps. Data taken from checker.ofcom.org.uk on 11/08/2026. Actual service availability at the property or speeds received may be different.

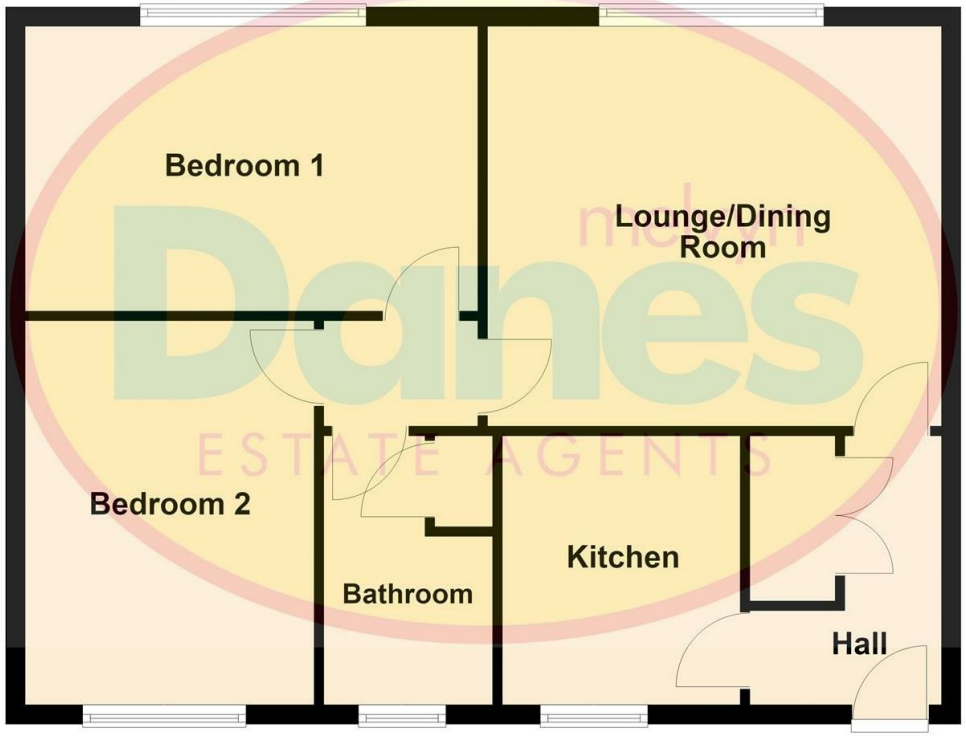
MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

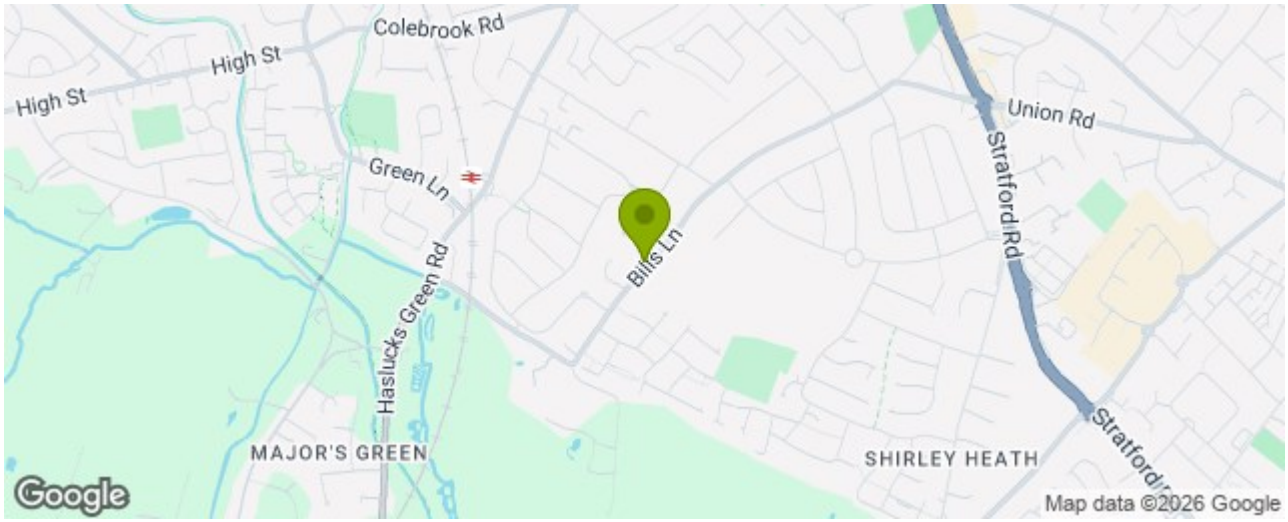
VIEWING: By appointment only with the office on the number below.

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.

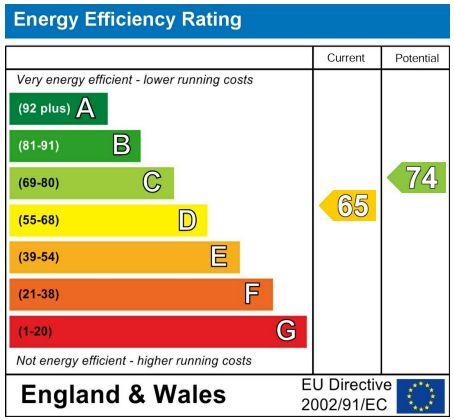
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external 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





Westridge Manor Firs Drive Shirley Solihull B90 2PH
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.

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