



**Danes**  
melvyn  
ESTATE AGENTS



## Description

Shepherds Green Road is located on the exciting new Lucas Green development that is situated on the edge of Shirley; ideally placed to take advantage of the facilities offered by both Shirley town centre and the popular Solihull town centre, with the modern and vibrant Touchwood Centre and a mainline train station with links to Birmingham and London.

Some 1.5 miles away from the property is the M42 motorway forming the heart of the Midland Motorway Network. Two junctions down the M42 is junction 6 with direct access to Birmingham International Airport and the National Exhibition Centre.

An ideal location therefore for this very well presented modern three storey semi detached house which was constructed originally by Charles Church and offers versatile living accommodation that has been maintained to a good standard by the current owners who purchased the property when new.

The property is a well proportioned family home situated at the start of the development and benefits from being offered with no upward chain. Viewing is recommended to appreciate the property.



## Accommodation

DRIVEWAY

RECEPTION HALLWAY

CLOAKS STORAGE

GUEST WC

UTILITY ROOM

FIRST FLOOR LANDING

OPEN PLAN LIVING SPACE

LOUNGE AREA

17'3" x 8'7" min (5.26m x 2.62m min)

KITCHEN & DINING AREA

16'6" x 10'6" (5.03m x 3.20m)

SECOND FLOOR LANDING

BEDROOM ONE

13'10" max x 9'9" (4.22m max x 2.97m)

EN-SUITE

BEDROOM TWO

10'6" x 8'0" (3.20m x 2.44m)

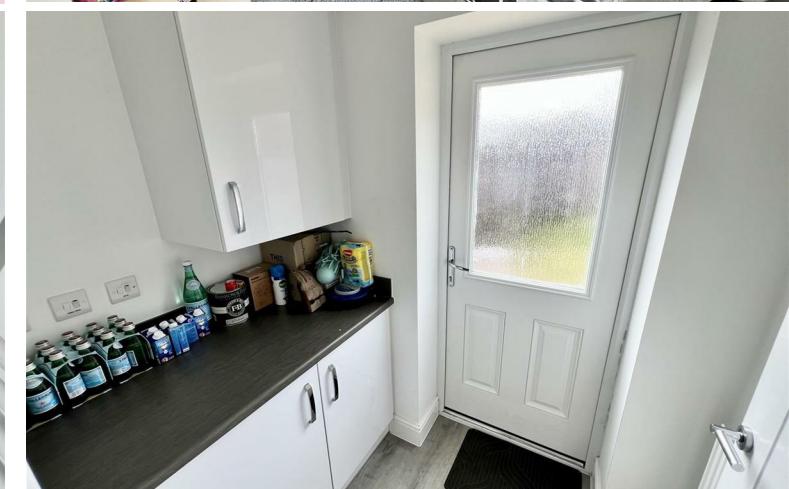
BEDROOM THREE

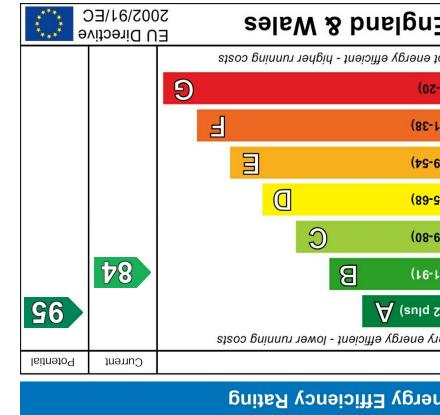
8'7" x 7'2" (2.62m x 2.18m)

FAMILY BATHROOM

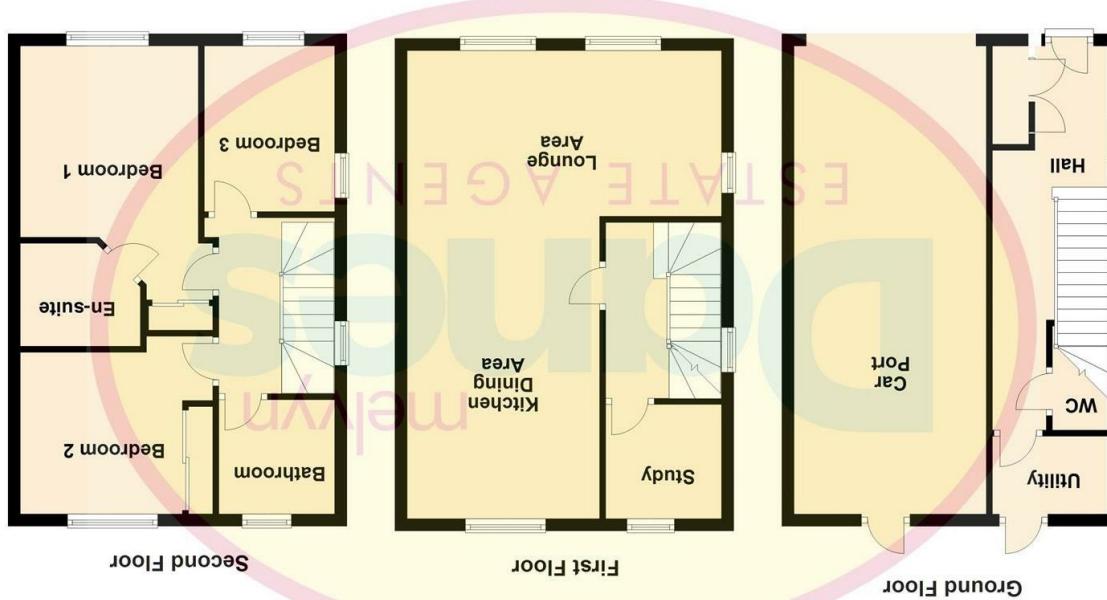
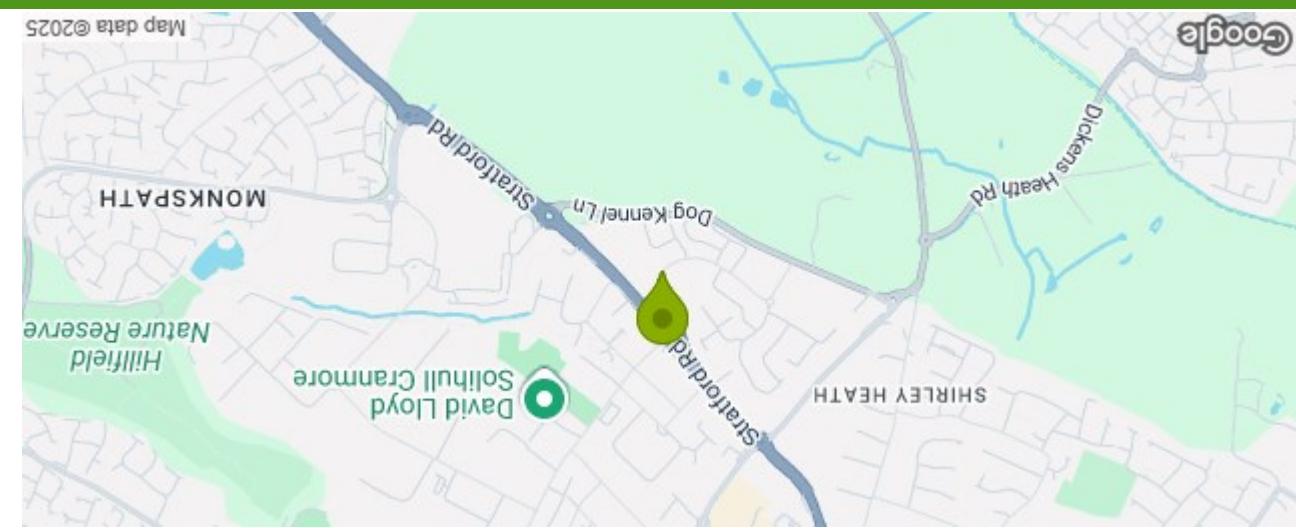
REAR GARDEN

CAR PORT





1 Shepherds Green Road Shirley Solihull B90 4DY  
Council Tax Band: D



Mobile broadband and/or mobile signal strength is likely to have/lis limited coverage. Data taken from checker.occam.org.uk on 24/06/2025. Please note that the property is likely to have/lis limited coverage depending on the particular circumstances, precise location and network outages.

Mobile laundering regulations: Under any 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 companies and individuals, however, should those checks, for any reason, fail adequately to confirm publicly available information on companies and individuals, we may use approved external services which review reasonably, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence of information which is requested, we may refuse to stop accepting 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 professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT at the time.

Referrals: We may refer you to other providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

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TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 3 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 500 Mbps. Data taken from checker.occam.org.uk on 24/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/lis limited coverage. Data taken from checker.occam.org.uk on 24/06/2025. Please note that the property is likely to have/lis limited coverage depending on the particular circumstances, precise location and network outages.