
melvyn
Danes
ESTATE AGENTS
Princethorpe Close
Shirley
Offers Around £300,000

Description

This good size end terrace house is conveniently located for the amenities of central Shirley. Schooling is of particular renown in the Solihull area and Princethorpe Close falls within the catchment of Haslucks Green Junior School and Burman Infant School which can be found in nearby Velsheda Road. We are advised that the property currently falls into Light Hall School catchment area, all of which are subject to confirmation from the Education Department.

There are local shops in Haslucks Green Road as well as Shirley Station from where commuter services operate to Birmingham and Stratford upon Avon. Local bus services operate along Haslucks Green Road and frequent bus services operate along the A34 providing access to Birmingham and surrounding areas.

Along the A34 in the town centre there is a wide choice of shops ranging from speciality stores to a choice of supermarkets and these are augmented by the superstores on the retail park in Marshall Lake Road.

Travelling south along the A34 one will pass the Cranmore and Monkspath Business and Leisure Parks and come to the junction with the M42 which forms the hub of the national motorway network.

An ideal location therefore for this well proportioned family home that has an entrance porch, good size dual aspect lounge, dining room and kitchen on the ground floor. On the second floor are four good size bedrooms and family bathroom. The property benefits from having a driveway and a garage en-bloc.













Accommodation

PORCH

DINING ROOM
11'10" x 11'9" (3.61m x 3.58m)

LOUNGE
22'3" x 9'10" (6.78m x 3.00m)

KITCHEN
11'9" x 10'0" (3.58m x 3.05m)

FIRST FLOOR LANDING

BEDROOM ONE
11'10" x 8'7" (3.61m x 2.62m)

BEDROOM TWO
10'11" max x 9'11" max (3.33m max x 3.02m max)

BEDROOM THREE
10'2" x 6'5" (3.10m x 1.96m)

BEDROOM FOUR
9'3" x 7'2" (2.82m x 2.18m)

BATHROOM

GARAGE EN BLOC







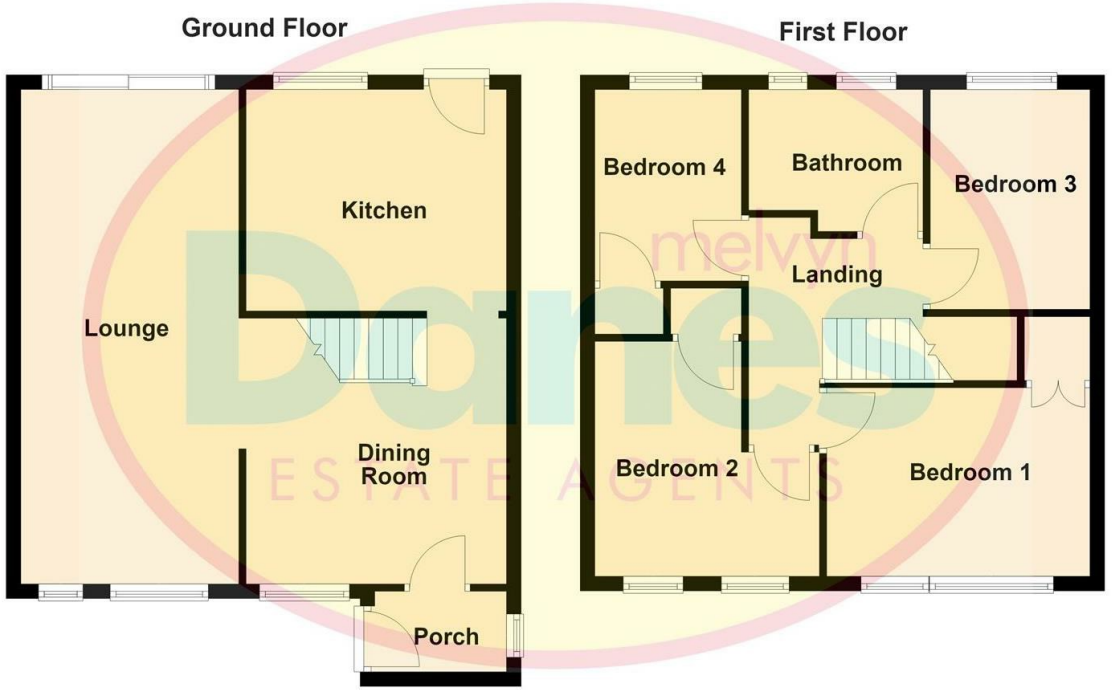

TENURE: We are advised that the property is Freehold.

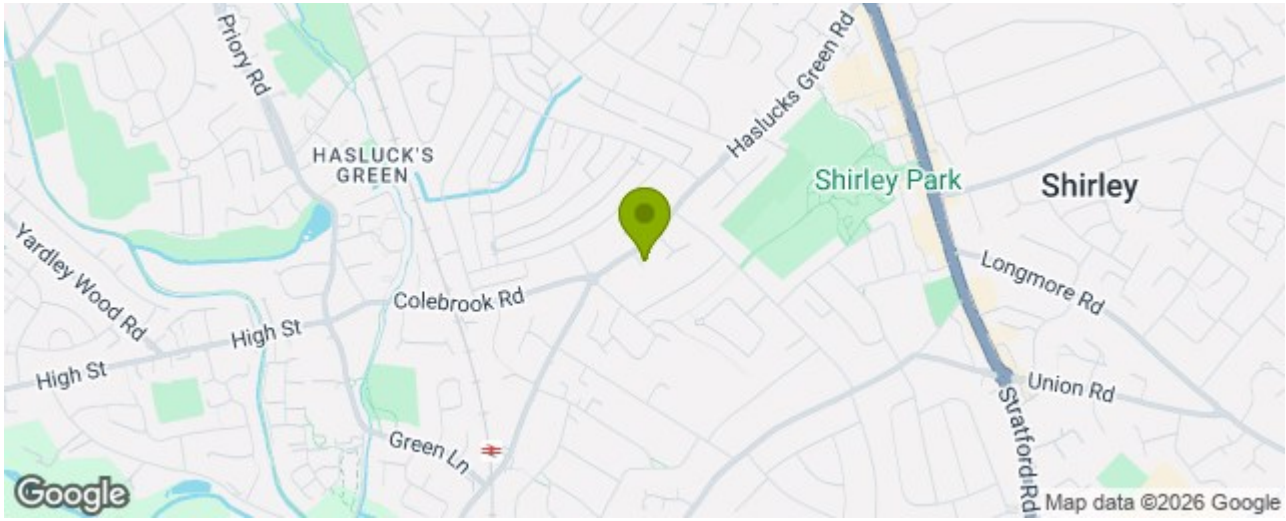
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 09/11/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

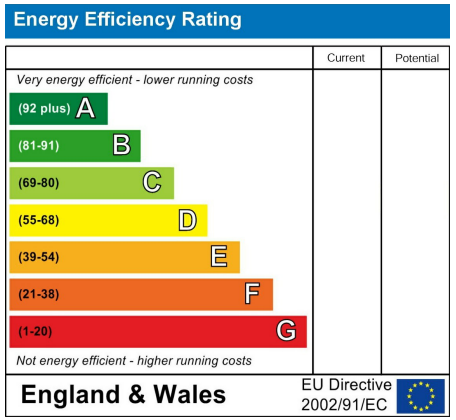
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended 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.





1 Princethorpe Close Shirley Solihull B90 2LP
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.

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