melvyn Danes
ESTATE AGENTS

**Nethercote Gardens**

**Shirley**

**Offers Around £300,000**

## Description

This well maintained Bryant built end town house is situated on this popular development close to the River Cole and occupies a great size corner plot which offers the potential to substantially extend subject to the relevant planning consents (the current owners have previously had plans approved however the time has now lapsed on those).

There is pedestrian access directly from Nethercote Gardens out on to Colebrook Road and Priory Road where there are local shops and pedestrian access through to Shirley Railway Station, offering commuter services to the City of Birmingham and Stratford upon Avon. There are further local shops on Haslucks Green Road, and continuing into the town centre of Shirley on the main A34 Stratford Road one will find an excellent array of shops, together with a thriving business community which extends south to the Cranmore, Widney, Monkspath and Solihull Business Parks an the Blythe Valley Business Park, which sits on the junction of the M42 motorway and is some four miles from the property. The motorway forms the hub of the national motorway network and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Frequent bus services operate along Colebrook Road and Haslucks Green Road as well as along the A34 Stratford Road into the city centre of Birmingham and its outlying suburbs, and there are good local junior and infant schools close by in Aqueduct Road, Haslucks Green Road and nearby Velsheda Road. We understand that senior schooling is catered for at Light Hall School, although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this property which is situated back from the road behind a foregarden that continues all along the side of the property. The property is well maintained throughout and has accommodation comprising in brief of entrance porch, hallway, through lounge diner, kitchen, conservatory, first floor landing, three good size bedrooms and family bathroom.

## Accommodation

PORCH

HALLWAY

LOUNGE
14'10" x 11'11" (4.52m x 3.63m)

DINING AREA
10'6" x 7'6" (3.20m x 2.29m)

KITCHEN
9'8" x 7'2" (2.95m x 2.18m)

CONSERVATORY
8'9" x 8'7" (2.67m x 2.62m)

FIRST FLOOR LANDING

BEDROOM ONE
13'1" x 8'5" (3.99m x 2.57m)

BEDROOM TWO
18'8" x 8'5" (5.69m x 2.57m)

BEDROOM THREE
9'8" x 6'5" (2.95m x 1.96m)

BATHROOM

REAR GARDEN

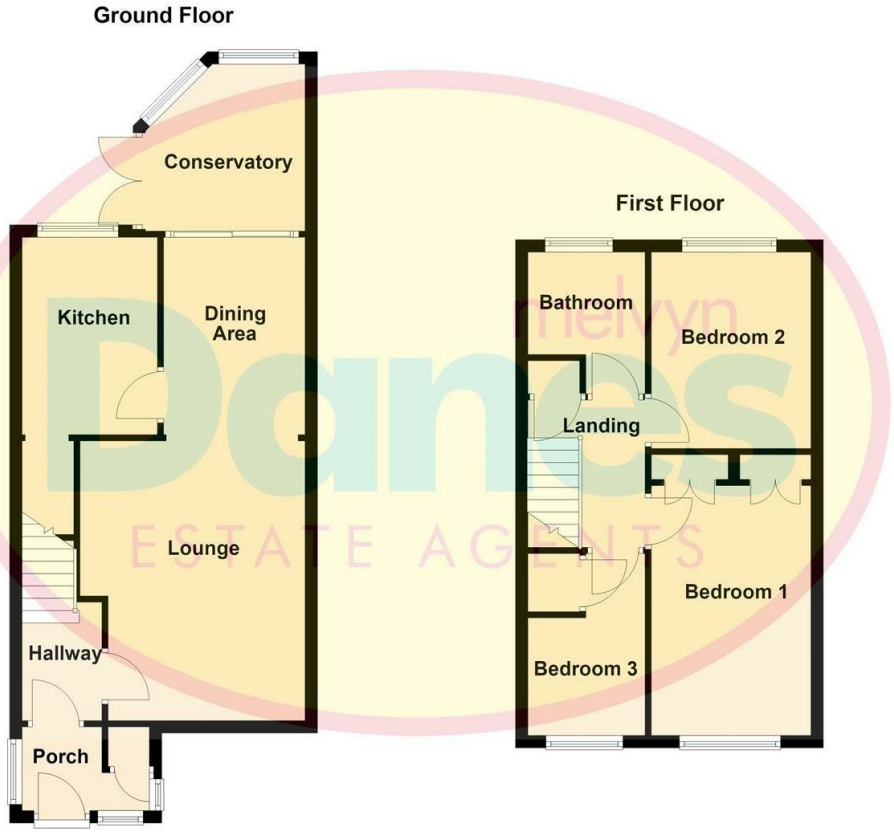
**TENURE:** We are advised that the property is Freehold

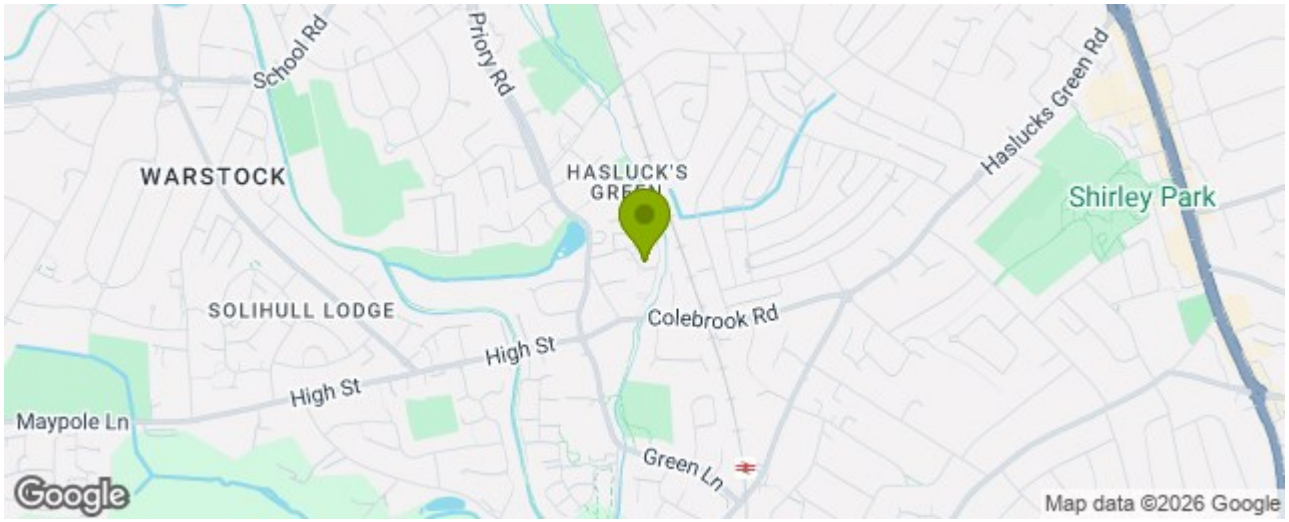
**BROADBAND:** We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 08/09/2026. Actual service availability at the property or speeds received may be different.

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

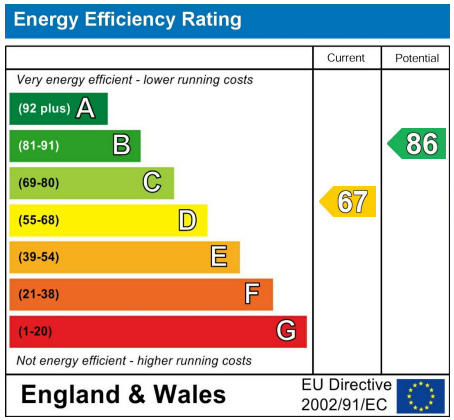
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations 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.




## 111 Nethercote Gardens Shirley Solihull B90 1BH
## Council Tax Band: C




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.


**Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk**