



**Danes**  
melvyn  
ESTATE AGENTS



## Description

Coton Grove is a horseshoe cul de sac leading off Windmill Lane in Shirley, made up of some traditional houses but mostly detached and semi detached bungalows. Close to local buses running into Shirley, Solihull, Maypole and Birmingham and train stations at both Shirley and Yardley Wood offering connections between Stratford Upon Avon and Birmingham city centre.

On the main A34 Stratford Road there is an excellent choice of shops, business premises, restaurants and pubs including the new Parkgate and Asda, which are augmented by the superstores sited on the Sears retail park on Marshall Lake Road.

There is a thriving business community in the Shirley area which extends south along the A34 to the Cranmore, Widney and Solihull business parks and on to the Blythe Valley Business Park which is sited on the junction with the M42 motorway which provides access, via its junction with the A45 to The National Exhibition Centre, Birmingham International Airport and Station.

An ideal location therefore for this semi detached bungalow which enjoys a prime position backing onto the nature reserve and occupies a pleasant sized plot and would benefit from some cosmetic updating in part. Being sold with no upward chain; the property does require viewing to be appreciated and this can be organised by contacting the Shirley office on 0121 744 2801.



**FOREGARDEN**

**DRIVEWAY PARKING**

**COVERED CAR PORT**

**RECEPTION HALLWAY**

**LOUNGE**

16'4" x 13'9" max (4.98m x 4.19m max)

**KITCHEN**

8'0" x 6'4" (2.44m x 1.93m)

**REAR PORCH**

**BEDROOM ONE**

14'2" into bay x 9'9" (4.32m into bay x 2.97m)

**BEDROOM TWO**

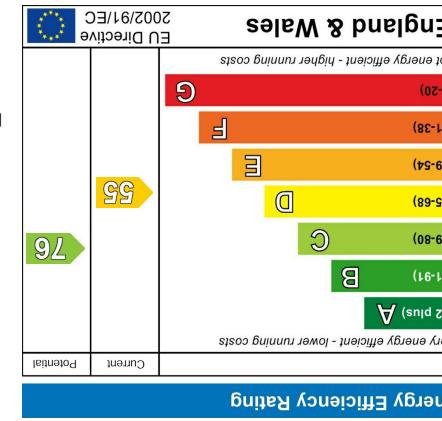
10'4" x 8'0" (3.15m x 2.44m)

**BATHROOM**

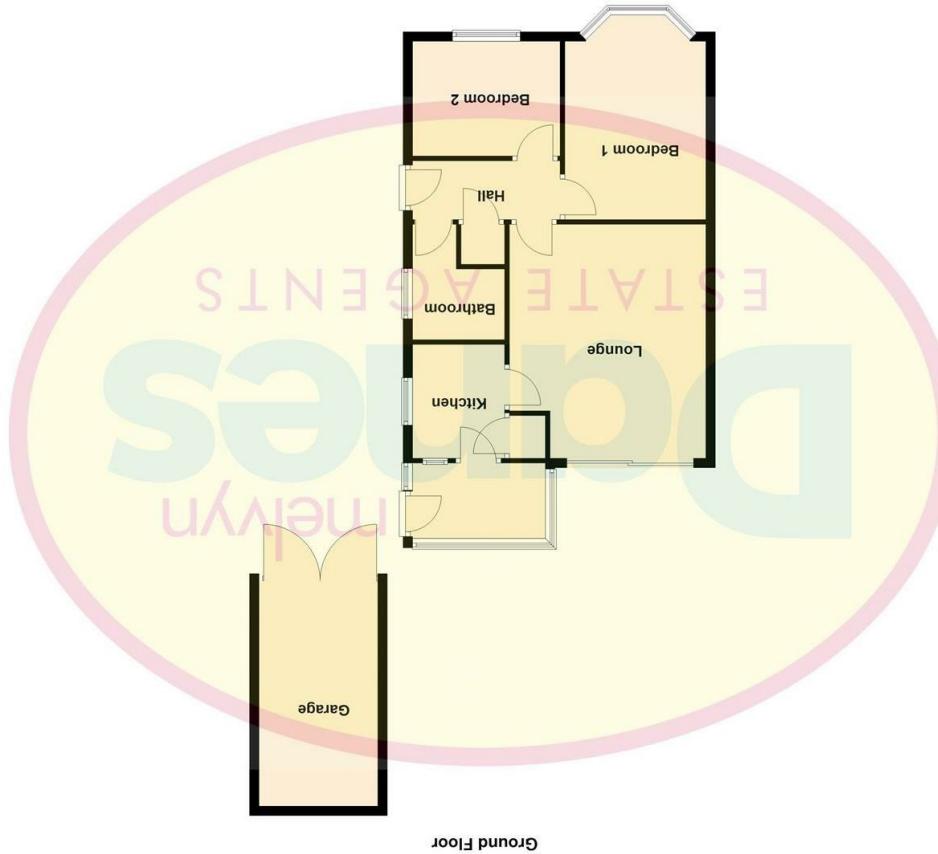
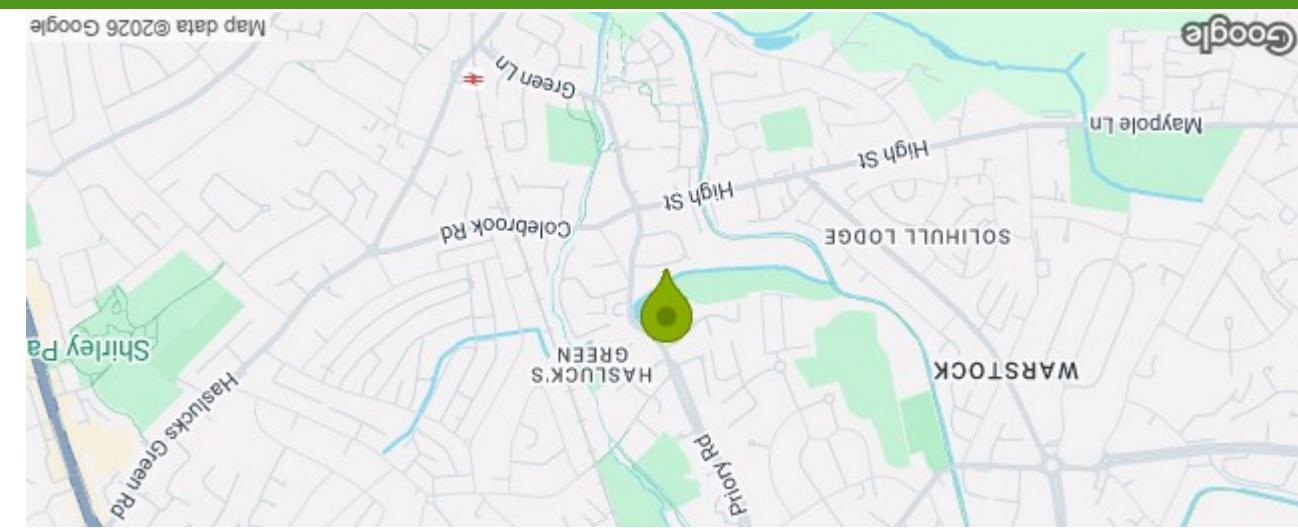
**SIDE GARAGE**

**REAR GARDEN**





59 Coton Grove Solihull Lodge Solihull B90 1BS  
Council Tax Band: D



MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checkerboardm.org.uk on 18/08/2025). Please note that certain services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 6 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 2000 Mbps. Data taken from checker.ofcom.org.uk on 18/08/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold.

PROPERTY: These particulars are for general guidance only and are based on information supplied and approved by the seller. These particulars cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations and do not form part of any contract. Any prospective Purchaser should obtain full particulars of all legal and practical matters and information from the seller. 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 accept responsibility for any inaccuracies.

MONY LANDREGING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the need to request detailed identity information from new instructing individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to ask you to provide us with services which will be available from companies and individuals. We may use approved external services which will be available from new instructing individuals to time. To avoid the need to request detailed identity information from new instructing individuals, we may review this from time to time. To avoid the need to request detailed identity information from new instructing individuals and companies and the need to request detailed identity information from new instructing individuals, we may use approved external services which will be available from new instructing individuals and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to ask you to provide us with services which will be available from new instructing individuals and individuals. 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 to cover these checks.

REFERRED 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.

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