melvyn Danes ESTATE AGENTS

Stratford Road

Shirley

Offers Around £255,000

Description

Mulberry Court is located off a small service road off Stratford Road and is a modern apartment block, most conveniently located for the amenities of Shirley Town Centre. The development offers very well maintained grounds and part of the parking area is securely gated.

The main shopping centre in Shirley is a short distance away the development and offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own railway station providing a train service to Birmingham City Centre and Stratford upon Avon. We are advised that senior schooling is currently within the Alderbrook School catchment although all education facilities are subject to confirmation from the Education Department.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

The apartment is accessed via a secure communal entrance where stairs rise to the landing where a door opens to the spacious, beautifully presented apartment. The reception hall has doors off leading to the bright and airy, good size lounge diner, breakfast kitchen, guest cloaks, storage cupboard, master bedroom with walk in wardrobe and four piece en-suite and a further double bedroom with en-suite. There are two allocated parking spaces for this beautiful apartment along with a well maintained communal garden.

Accommodation

RECEPTION HALLWAY

GOOD SIZE LOUNGE/DINING SPACE
17'6"max x 20'3"max (5.33mmax x 6.17mmax)

BREAKFAST KITCHEN
11'6" x 9'6" (3.51m x 2.90m)

GUEST CLOAKS

MASTER BEDROOM
19'2"max x 9'11"max (5.84mmax x 3.02mmax)

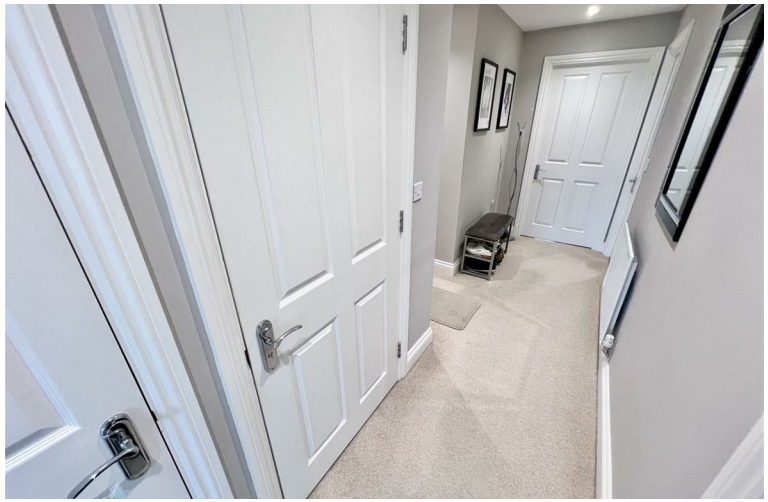
WALK IN WARDROBE

FOUR PIECE EN-SUITE

FURTHER DOUBLE BEDROOM
15'5"max x 9'1"max (4.70mmax x 2.77mmax)

EN-SUITE

TWO ALLOCATED PARKING SPACES



TENURE: We are advised that the property is Leasehold with approximately 108 years remaining and there is a service charge of approximately £130 pcm and an annual ground rent of approximately £200 .

BROADBAND: We understand that the standard broadband download speed at the property is around 7 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 05/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 05/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

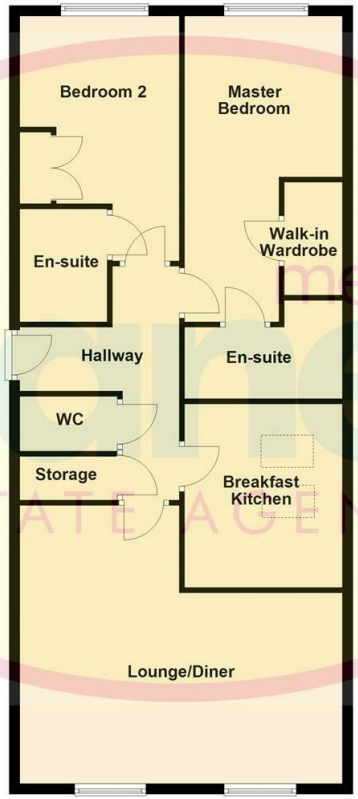
VIEWING: By appointment only with the office on the number below.

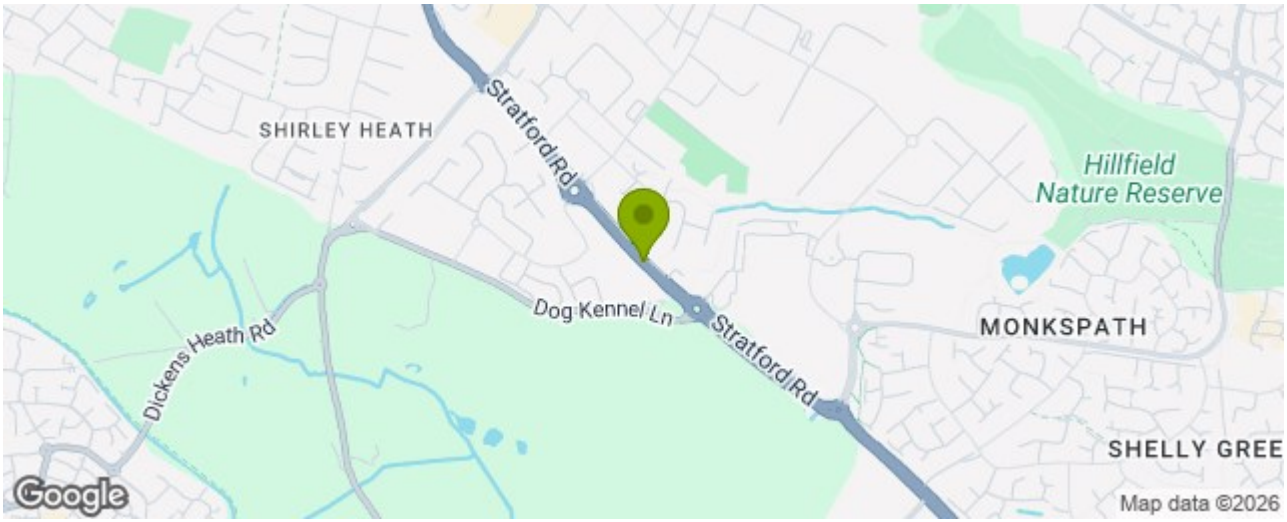
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

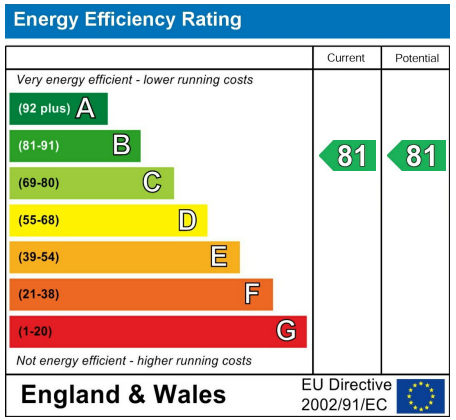
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services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

Second Floor





785 Stratford Road Shirley Solihull B90 4BL
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.