



melvyn
Danes
ESTATE AGENTS



Webster Avenue

Shirley

Offers Around £415,000

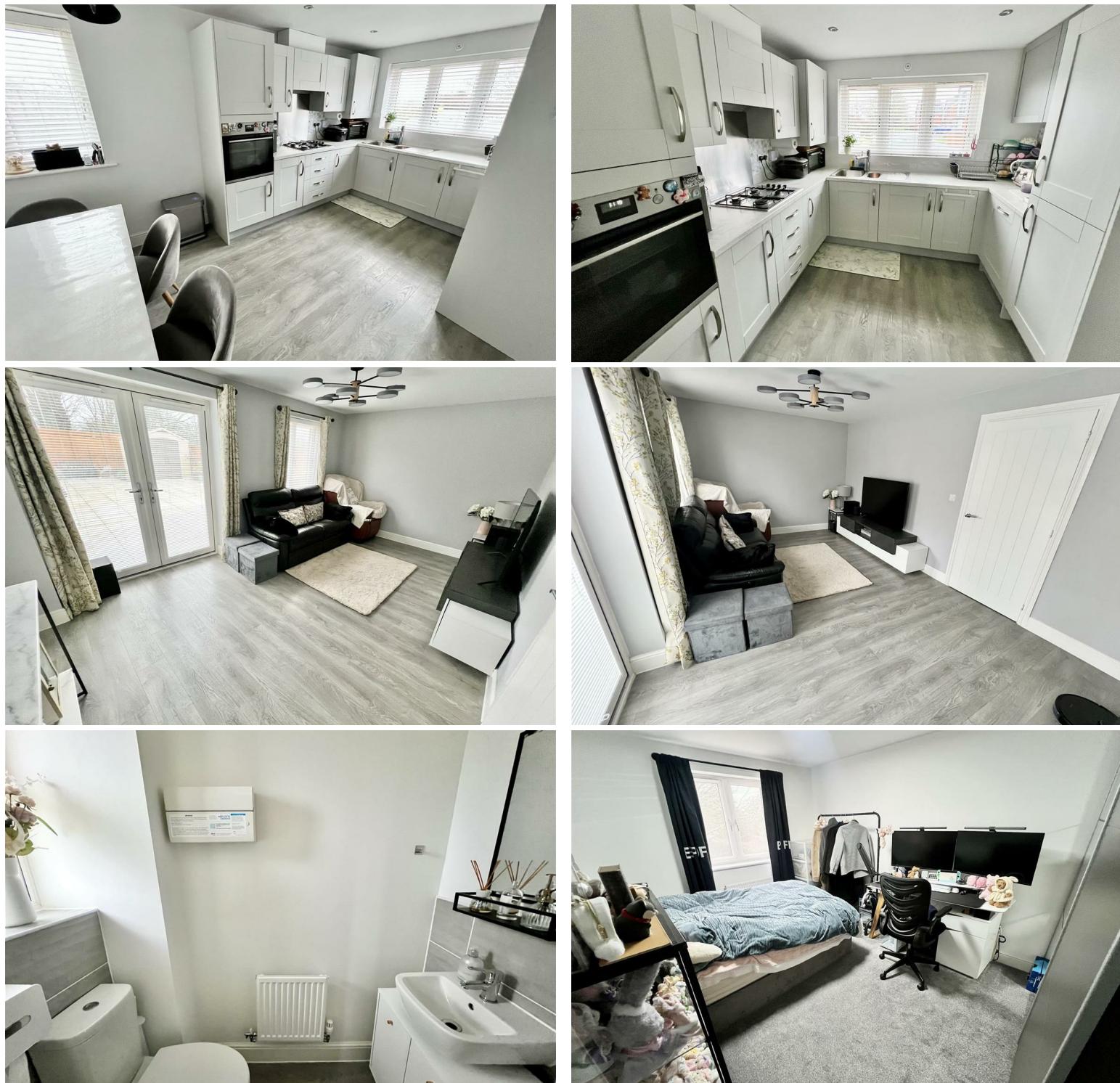
Description

Webster Avenue leads directly off Dog Kennel Lane and links with Shepherds Green Road 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 needs to be viewed to be appreciated.

Sitting back from the road behind two parking spaces and a small shrubbed foregarden flanked by a pathway that leads to a composite front door with double glazed inset which opens directly to the property.



Accommodation

HALLWAY

KITCHEN DINER

15'3" x 9'7" (4.65m x 2.92m)

LOUNGE

10'6" x 16'7" (3.20m x 5.05m)

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM TWO

13'6" x 9'7" (4.11m x 2.92m)

BEDROOM THREE

12'0" x 9'7" (3.66m x 2.92m)

BEDROOM FOUR

10'2" x 6'8" (3.10m x 2.03m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

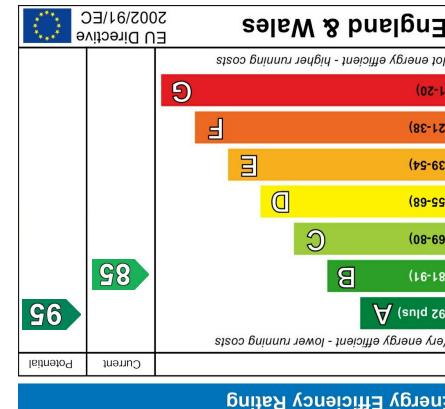
16'6" x 13'0" max (5.03m x 3.96m
max)

EN-SUITE

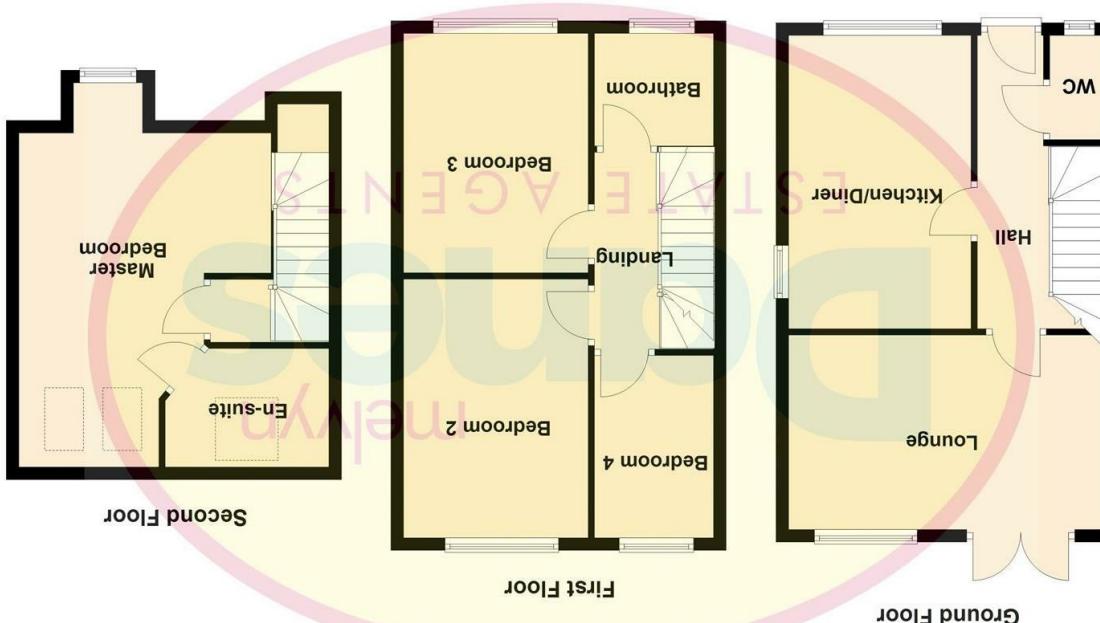
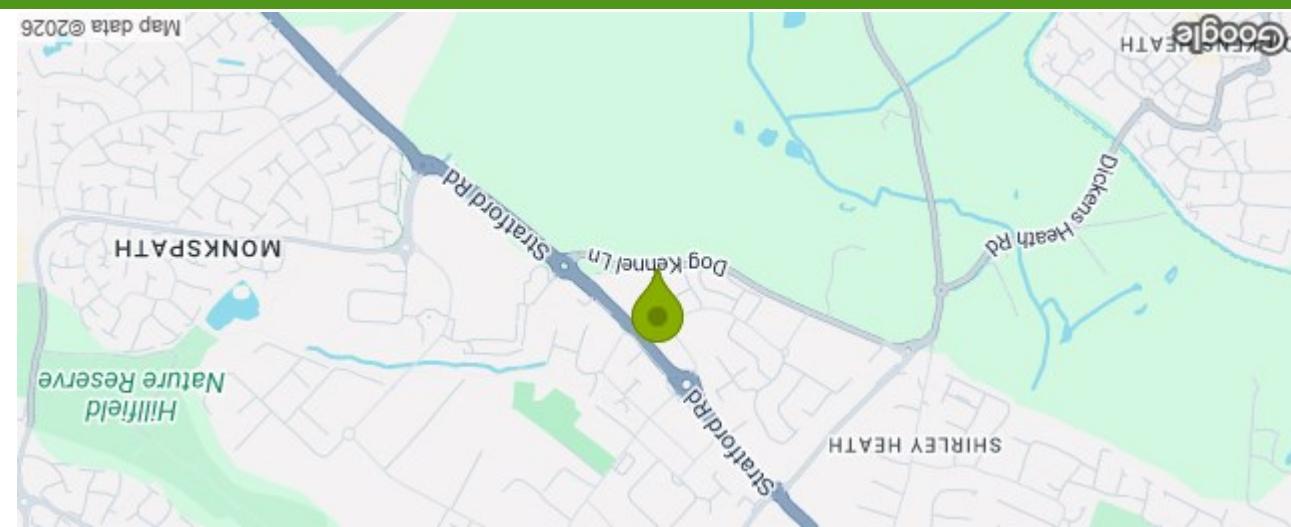
REAR GARDEN



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.



1 Webster Avenue Shirley Suffolk 10585



TERMS: 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 is around 900 Mbps. Data taken from [ofcom.org.uk](http://www.ofcom.org.uk) for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and download speeds.
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary 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 a copy of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors before soliciting. The agent has not sought to verify the legal status of the property and the buyer must obtain their own legal advice.
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MONETY LANDNDERING 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 new customers and to purchase services, 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 this information within a reasonable time, we may refuse to ask for purchases and services which require publically available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may refuse to ask for identification evidence. If you do not provide this information within a reasonable time, we may refuse to ask for purchases and services which require publically available information on companies 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.