melvyn
Danes
ESTATE AGENTS
Myton Drive
Shirley
Offers Over £169,950

Description

Myton Drive is conveniently located off Hargrave Road and High Street, Solihull Lodge and Peterbrook Road which continues into the heart of Majors Green.

There are local bus services which operate along High Street, Solihull Lodge, providing access to the A34 Stratford Road in Shirley, where there are numerous shops and business premises, and travelling south along the A34 one will pass Cranmore/Widney/Monkspath Business Parks and on to the M42 motorway, which forms the hub of the national motorway network, and provides access at its junction with the A45 Coventry Road to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Aqueduct Road leads from High Street, which in turn leads to Green Lane at the end of which is access to Shirley Railway Station which offers commuter services to Birmingham City Centre and beyond. Solihull schooling is of particular renown and the schools in the local area include Peterbrook Primary School, Mill Lodge Primary School, and we are advised that the property currently falls into the Light Hall Senior School catchment, subject to confirmation from the Education Department.

An ideal location therefore for this purpose built first floor maisonette which benefits from UPVC double glazing and gas fired central heating and is being offered for sale with no upward chain and will be sold with an extended lease upon completion. The property has the benefit of a modern kitchen and bathroom and would make an ideal first purchase or investment property.

Accommodation

ENTRANCE LOBBY

LANDING RECEPTION

LOUNGE DINER
16'1" x 10'10" max (4.90m x 3.30m max)

MODERN KITCHEN
9'8" x 7'5" (2.95m x 2.26m)

BEDROOM ONE
12'10" x 8'5" max (3.91m x 2.57m max)

BEDROOM TWO
13'0" x 7'2" max (3.96m x 2.18m max)

MODERN BATHROOM

SINGLE GARAGE EN BLOC

TENURE: We are advised that the property will be sold with an extended lease upon completion which will increase the remaining lease term to 170 years with a peppercorn ground rent payable.

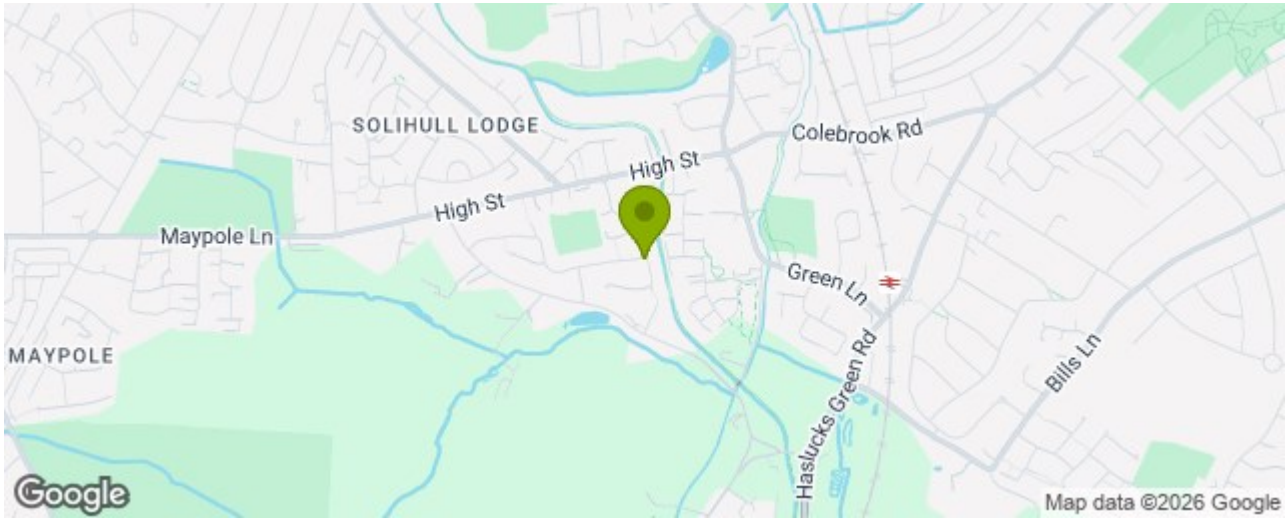
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 25/03/2026 we understand that the standard broadband download speed at the property is around 7 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1000 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.

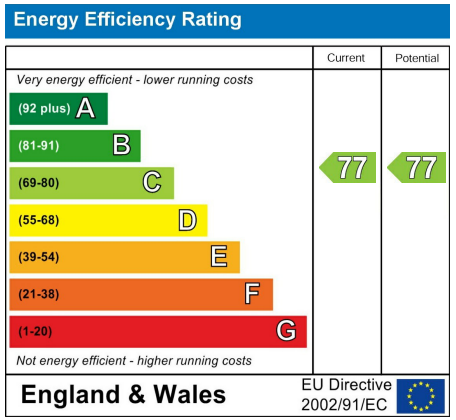
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.

First Floor



96 Myton Drive Shirley Solihull B90 1HP
Council Tax Band: B



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