



melvyn
Danes
ESTATE AGENTS



Harwood Grove

Shirley

Offers Around £125,000

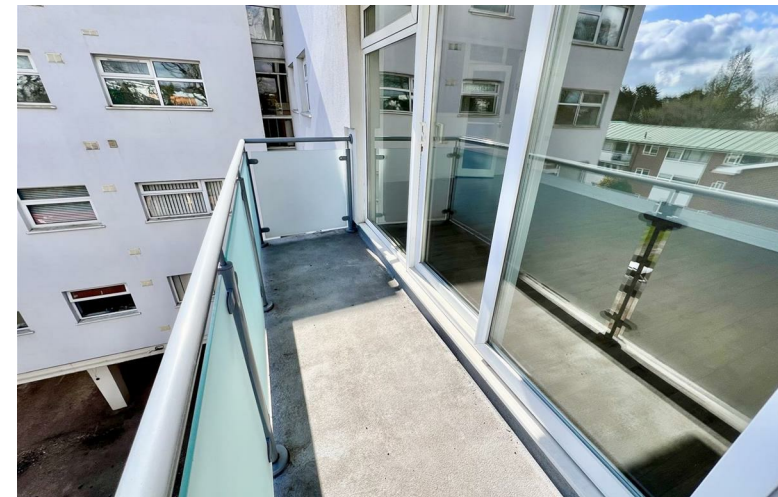
Description

Harwood Grove is a small development of apartment blocks and town houses, most conveniently located for the amenities of Shirley Town Centre. Originally constructed by 'Dares The Builders' in the 1960's, the development offers very well maintained grounds and a private hedgerow surround.

The main shopping centre in Shirley is within a mile of the development and offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys 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.

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.

There is roadside parking for the use of all residents with a pavement divide. The block itself is set back from the pavement behind a well tended lawned foreground with paved pathway access to the communal access door. There is both the option for taking the lift or stairs to the second floor where the front door opens to a good size apartment benefitting from having two allocated parking spaces and being offered with no upward chain.



Accommodation

COMMUNAL ENTRANCE WITH LIFT

HALLWAY

DINING SPACE

12'5" x 9'1" (3.78m x 2.77m)

KITCHEN

7'8" x 8'11" (2.34m x 2.72m)

LOUNGE

18'1" x 12'2" (5.51m x 3.71m)

BEDROOM ONE

11'11" x 11'7" (3.63m x 3.53m)

BEDROOM TWO

11'3" x 10'0" (3.35m x 3.05m)

BATHROOM

BALCONY

TWO ALLOCATED PARKING SPACES



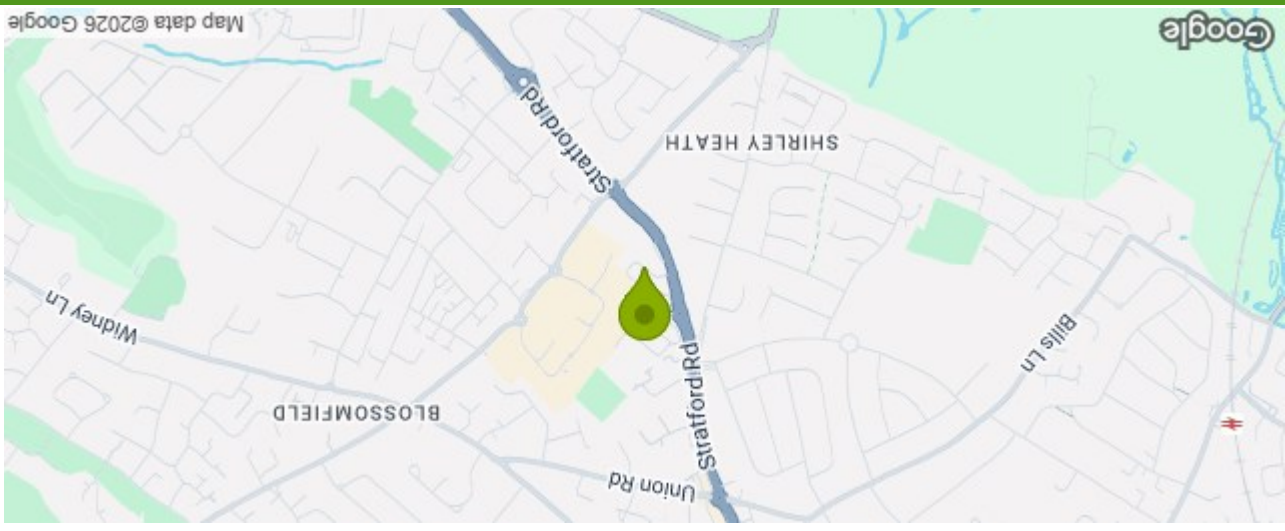
TERMURE: We are advised that the property is Leasehold with approximately 45 years remaining on the lease and is subject to annual service charge of £3,107 per annum and ground rent of £60 per annum.

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.gov.uk for broadband and mobile coverage at the property. From data taken on 01/04/2026 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 identification 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 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.



**11, Ardenale Harwood Grove Shirley Solihull B90 4AW
Council Tax Band: B**

Energy Efficiency Rating																									
Potential	Very energy efficient - lower running costs																								
Current	Very energy efficient - lower running costs																								
<table border="1"> <thead> <tr> <th>Energy Efficiency Class</th> <th>Band</th> <th>Running Costs (per year)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>92 plus</td> <td>Very low</td> </tr> <tr> <td>B</td> <td>81-91</td> <td>Low</td> </tr> <tr> <td>C</td> <td>69-80</td> <td>Medium-Low</td> </tr> <tr> <td>D</td> <td>55-68</td> <td>Medium</td> </tr> <tr> <td>E</td> <td>39-54</td> <td>Medium-High</td> </tr> <tr> <td>F</td> <td>21-38</td> <td>High</td> </tr> <tr> <td>G</td> <td>1-20</td> <td>Very High</td> </tr> </tbody> </table>		Energy Efficiency Class	Band	Running Costs (per year)	A	92 plus	Very low	B	81-91	Low	C	69-80	Medium-Low	D	55-68	Medium	E	39-54	Medium-High	F	21-38	High	G	1-20	Very High
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Not energy efficient - higher running costs EU Directive 2002/91/EC																									

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.

