

melvyn  
**Danes**  
ESTATE AGENTS

**Aqueduct Road**

**Shirley**

**Offers Around £159,950**

## Description

Eversleigh Court is situated on the junction of Green Lane and Aqueduct Road within a location that feels open and spacious. The development was constructed by Bryant Homes in 2005 and has been well-maintained throughout its lifetime. The property is secured from the roadside behind remote control operated gates that open into the residents and visitor parking area which is surrounded by mature well tended grounds.

This property is conveniently located near many local amenities in the area, including local shops located on Colebrook Road and Haslucks Green Road, Shirley railway station, which offers commuter services on the Birmingham to Stratford-upon-Avon line and bus services that provide access to the City of Birmingham, Solihull Town Centre and surrounding areas.

We are advised that the property is situated within the catchment area for Light Hall Senior School and Mill Lodge Primary School, which is located nearby in Aqueduct Road. Alternative schools in the area include Burman Infant School, Haslucks Green Junior School and Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School. Education facilities are subject to confirmation from the Education Department.

There's an excellent choice of shops along the A34 Stratford Road, including the new Parkgate Shopping Centre, where you can find an Asda alongside other shops and restaurants. Parkgate is augmented by the superstores sited on the Retail Park on Marshall Lake Road. There is a thriving business community in Shirley which extends south down the A34 to the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to the Blythe Valley Business Park, which is sited on the junction of the M42 motorway. A journey down the motorway will bring you to the junction of the A45, which leads to The National Exhibition Centre and Birmingham International Airport and Railway Station.

In an ideal location, this top-floor apartment, which is particularly well-proportioned, would make a perfect first purchase or investment, and really does need to be viewed to be appreciated. The vendor is also offering the furnishings and appliances available to any interested party.



## Accommodation

**SECURE PARKING AREA**

**COMMUNAL ENTRANCE**

**RECEPTION HALLWAY**

**STORAGE CUPBOARD**

**OPEN PLAN BREAKFAST**

**KITCHEN**

16'11" x 8'6" (5.16m x 2.59m)

**LIVING AREA**

13'2" x 11'2" (4.01m x 3.40m)

**DOUBLE BEDROOM**

12'1" x 11'2" (3.68m x 3.40m)

**BATHROOM**

**COMMUNAL GARDENS**

**ALLOCATED SECURE PARKING  
SPACE**

**AGENTS NOTE**

The management of the development do exclude pets that may cause a nuisance within the development and the parking of commercial vehicles is prohibited in the parking area

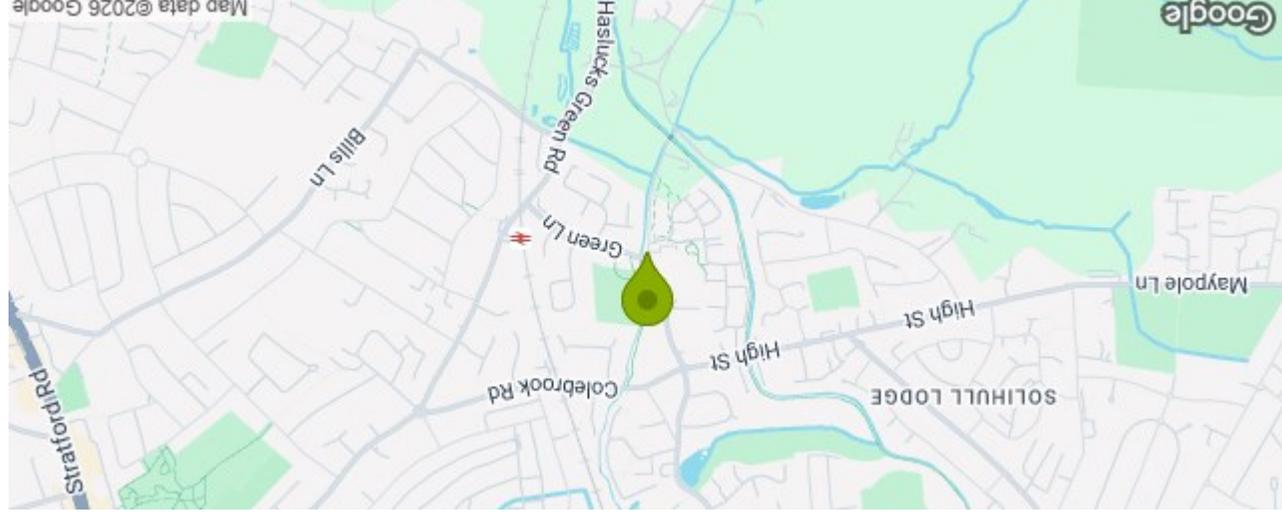
**TERMURE:** We are advised that the property is leasehold with approximately 105 years remaining on the lease and is subject to a current annual ground rent of £150. There is a service charge of approximately £1320 which we are awaiting confirmation of from our seller.

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](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 18/08/2025 we understand that the standard broadband download speed at the property is around 6 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 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.



Energy Efficiency Rating	
Potential	73
Current	73
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

**18 Eversleigh Court Aqueduct Road Shirley Solihull B90 1BU  
Council Tax Band: C**



**Second Floor**

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.