



melvyn
Danes
ESTATE AGENTS

**Shepherds Green Road
Shirley
Offers Around £365,000**

Description

Shepherds Green Road is located 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 has been maintained to a high standard by the current owners who purchased the property when new.

The property benefits from being adjacent to a small area of open space and to enjoy this the house has a number of 'extra' windows in the side elevation which also bring pleasant additional light to the interior. During their occupation the current owners have landscaped the garden and boarded the majority of the loft space. Viewing is recommended to appreciate the property.



Accommodation

FRONT DRIVEWAY

RECEPTION HALLWAY

CLOAKS STORAGE

GUEST CLOAKS WC

UTILITY ROOM

FIRST FLOOR LANDING

OPEN PLAN LIVING SPACE

LOUNGE AREA

17'3" x 8'7" min (5.26m x 2.62m min)

DINING KITCHEN

17'4" x 10'6" (5.28m x 3.20m)

SECOND FLOOR LANDING

BEDROOM ONE

13'9" max x 9'10" (4.19m max x 3.00m)

EN SUITE SHOWER ROOM

BEDROOM TWO

10'6" x 8'0" (3.20m x 2.44m)

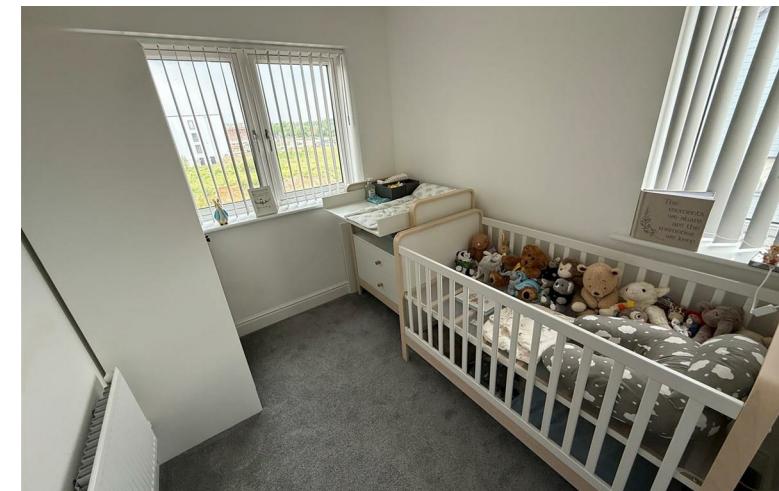
BEDROOM THREE

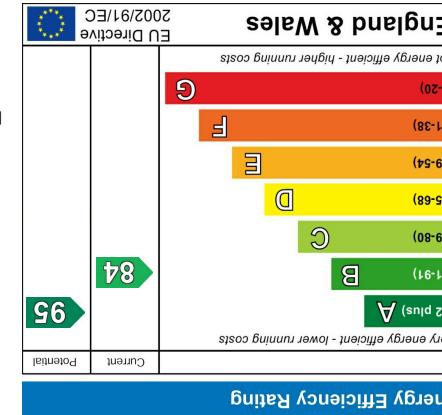
8'7" x 7'2" (2.62m x 2.18m)

BATHROOM

REAR GARDEN

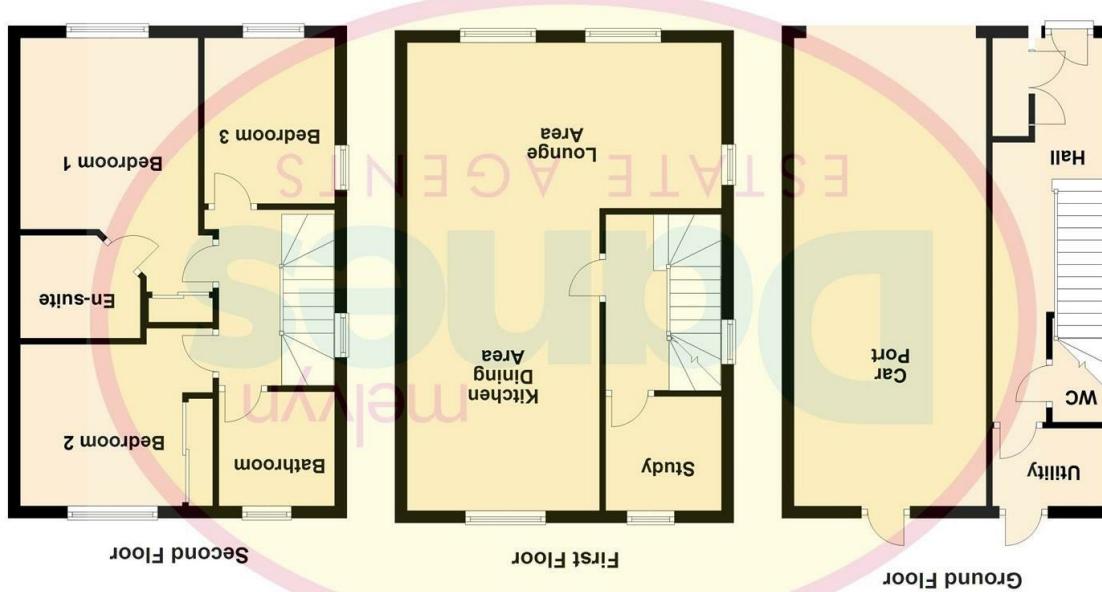
COVERED CAR PORT





9 Shephards Green Road Shirley Solihull B90 4DY
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.



REFFERAL 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.

PROPERTY 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 renew this from time to time. To avoid the need to request detailed information from vendors and intermediaries, 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 of VAT to cover these checks.

CONTRACT: Any prospective purchaser should obtain verification of all legal and factual matters and information from their solicitor. Licenses and guarantees are subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. An agent of Surveyors is appointed. The agent has not sought to verify the legal title of the property and the buyer must obtain verification from their solicitor. Prospective buyers are provided for illustrative purposes only and the terms 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 in the sale. Prospective buyers are advised to satisfy themselves as to the working order.

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

MOBILE: We understand that the property is likely to have/had limited current mobile coverage (data taken from checker.com.org.uk on 22/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 3 Mbps, however please note that which is in the region of 250 a year.

BTNURE: We are advised that the property is Freehold and there is an annual service charge for the maintenance of the communal areas.

PROPERTY POST CODE: The property is in the Shirley area and has a BT post code.