melvyn Danes ESTATE AGENTS

**Harwood Grove**

**Shirley**

**Offers Around £175,000**

## 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 hostelries 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 foregarden with paved pathway access to the access door, opening to the well maintained and nicely presented apartment.

## Accommodation

SECURE COMMUNAL ENTRANCE

HALLWAY

LOUNGE DINER
21'8" x 13'5" (6.60m x 4.09m)

INNER HALLWAY

KITCHEN
10'0" x 8'0" (3.05m x 2.44m)

BEDROOM ONE
12'11" x 11'5" (3.94m x 3.48m)

BEDROOM TWO
11'4" x 8'9" (3.45m x 2.67m)

SHOWER ROOM
8'3" x 5'8" (2.51m x 1.73m)

BALCONY

COMMUNAL GARDENS

GARAGE EN BLOC

**TENURE:** We are advised that the property is Leasehold with approximately 136 years remaining. We have been advised that the ground rent and service charge combined are approximately £2,900 per annum.

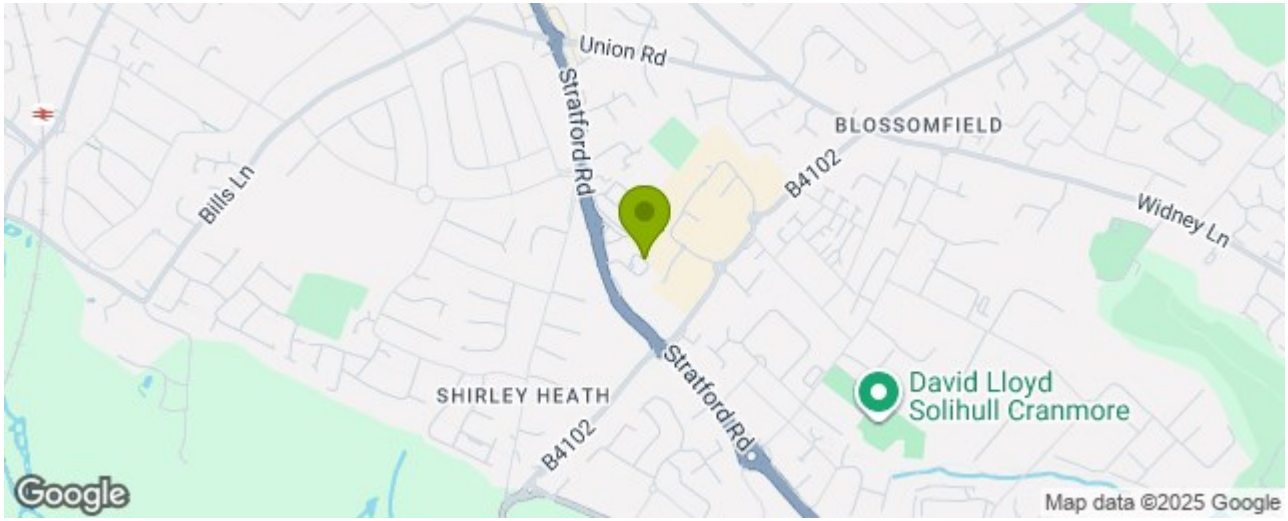
**BROADBAND:** We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 01/09/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 01/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

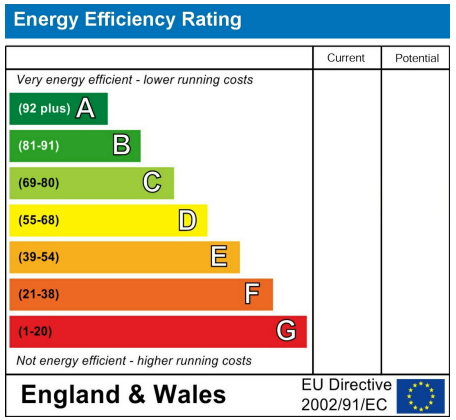
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations 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.

**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 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 the sale.

## Ground Floor




**2 Quintondale Harwood Grove Shirley Solihull B90 4AP**
**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.

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