



melvyn
Danes
ESTATE AGENTS

Withybrook Road

Shirley

Offers Around £165,000

Description

Withybrook Road is a small cul-de-sac constructed by Bryant Homes in 1976 and is a mix of houses and maisonettes.

Conveniently positioned to take advantage of the local facilities in Shirley which 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 train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

An ideal location therefore for this purpose built ground floor maisonette which is available to purchase for cash purchasers only on the basis of the property being sold with the original remaining lease term which we understand to be in the region of 49 years. Recent lease extensions of similar properties would lead us to advise that any purchaser would be looking in the region of £40,000 - £50,000 for a statutory lease extension but any interested party is advised to seek clarification of this from their own legal representative.

This well maintained property is being sold with no upward chain and benefits from gardens to the front and rear and a single garage en bloc to the rear. Viewing is recommended and can be arranged by contacting Melvyn Danes Shirley Office.



Accommodation

LAWNED FOREGARDEN

BIN STORE

ENTRANCE LOBBY

LOUNGE DINER

19'4" max x 10'4" max (5.89m max x 3.15m max)

KITCHEN

8'7" x 8'0" (2.62m x 2.44m)

INNER HALLWAY

BEDROOM ONE

15'10" x 9'0" (4.83m x 2.74m)

BEDROOM TWO

9'5" x 9'1" (2.87m x 2.77m)

BATHROOM

REAR GARDEN

SINGLE GARAGE EN BLOC



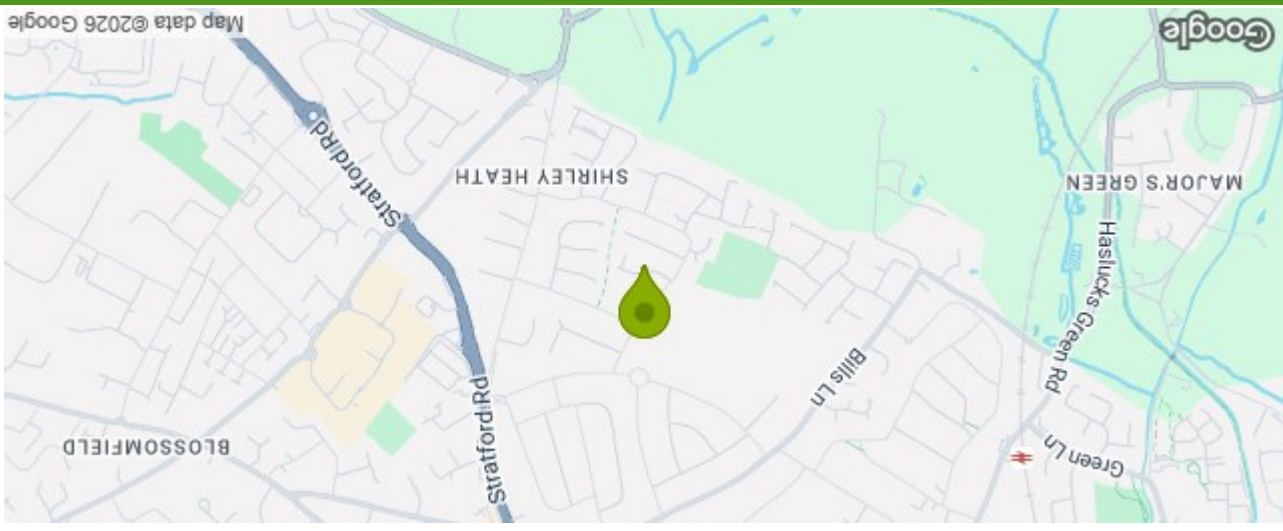
TENURE: We are advised that the property is Leasehold with approximately 49 years remaining on the lease.

BROADBAND: We understand that the standard broadband download speed at the property is around 7 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 19/02/2026. Actual service availability at the property or speeds received may be different. **MOBILE:** We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 19/02/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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 Surveyor 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 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.



24 Withybrook Road Shirley Solihull B90 2RZ
Council Tax Band: B

Energy Efficiency Rating															
Potential	Very energy efficient - lower running costs														
Current	Very energy efficient - lower running costs														
<table border="1"> <tr> <td>(92 plus)</td> <td>A</td> </tr> <tr> <td>(81-91)</td> <td>B</td> </tr> <tr> <td>(69-80)</td> <td>C</td> </tr> <tr> <td>(55-68)</td> <td>D</td> </tr> <tr> <td>(39-54)</td> <td>E</td> </tr> <tr> <td>(21-38)</td> <td>F</td> </tr> <tr> <td>(1-20)</td> <td>G</td> </tr> </table>		(92 plus)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G
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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.