



**melvyn**  
**Danes**  
ESTATE AGENTS

**Finnmere Way**

**Shirley**

**Offers Around £189,950**



## Description

Scholars Gate is a small development built by Redrow Homes in the early 2000's, located just off Radbourne Road in Shirley.

We are advised that the property is situated within the catchment area of Tudor Grange School with infant schooling being at nearby Blossomfield Infant School for which there is pedestrian access from Scholars Gate into Lawnswood Avenue, and junior schooling at either Shirley Heath Junior School in Coombe Road, or Sharmans Cross Junior School in the road of the same name. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosteleries 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.

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 and Leisure Parks. The more recently constructed Blythe Valley Business Park can be found at the junction with the M42 motorway which gives access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore, for this modern coach house, The front door opens to stairs rising to the hallways where doors lead off to the open plan living space, good size double bedroom with fitted wardrobes, storage cupboard and bathroom. There is a single garage under the property and parking space.



## HALLWAY

## OPEN PLAN LIVING SPACE

17'1" max x 16'8" max (5.21m max x 5.08m max)

## LOUNGE/DINING AREA

## KITCHEN AREA

## BEDROOM

11'9" x 9'9" into wardrobes (3.58m x 2.97m into wardrobes)

## BATHROOM

## SINGLE GARAGE

16'9" x 8'3" (5.11m x 2.51m)

## STORAGE AREA



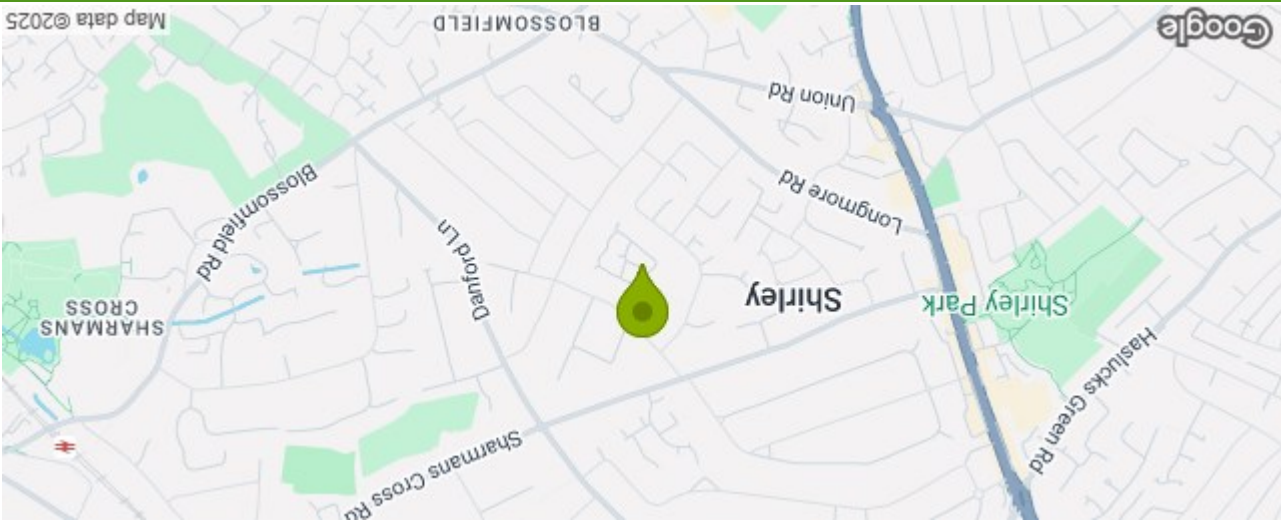


TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 12 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 30/4/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 30/04/2025). 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.



10 Finmere Way Shirley Solihull B90 3SS  
Council Tax Band: B

| Energy Efficiency Rating                    |             |    |
|---|-------------|----|
| England & Wales                             |             |    |
| Very energy efficient - lower running costs | A (92 plus) | 73 |
|   | B (81-91)   |    |
| C (69-80)                                   | 75          |    |
| D (55-68)                                   |             |    |
| E (39-54)                                   |             |    |
| F (21-38)                                   |             |    |
| Not energy efficient - higher running costs | G (1-20)    |    |
| 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.

