

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A small red car is parked on the street to the left of the building.

Snitterfield Drive

Shirley

Asking Price £150,000

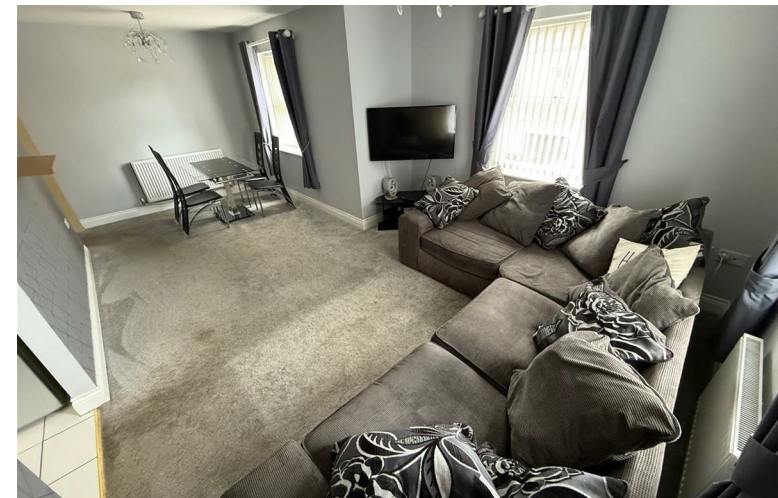
Description

Making an ideal first purchase and being sold as 100% or on a shared ownership basis with Citizen Housing Association, this well presented ground floor apartment is ideally located to take advantages of the facilities offered by the centre of Shirley and indeed the town centre of Solihull which is some 3 miles away.

Shared ownership schemes facilitate the affordability of more desirable locations for buyers looking to take their first step onto the property ladder. This property is also available on a 50% share basis and the remaining 50% has a rent which is currently around £358 per calendar month (awaiting confirmation from the housing association). This monthly charge includes the ground rent, service charge and building insurance.

Originally built by Taylor Wimpey, this first floor apartment has an allocated parking space and is being sold with no upward chain.

Sitting back from the roadside, a front door with security intercom phone, opens to the communal hallway. Situated on the first floor is a door opening to the well presented apartment.



Accommodation

RECEPTION HALLWAY

AIRING CUPBOARD

**GENEROUS LOUNGE DINING
ROOM**

20'6" x 11'7" max (8'7" min) (6.25m x
3.53m max (2.62m min))

KITCHEN

7'7" x 6'10" (2.31m x 2.08m)

DOUBLE BEDROOM

13'7" x 8'7" max (4.14m x 2.62m max)

BATHROOM

ALLOCATED PARKING SPACE

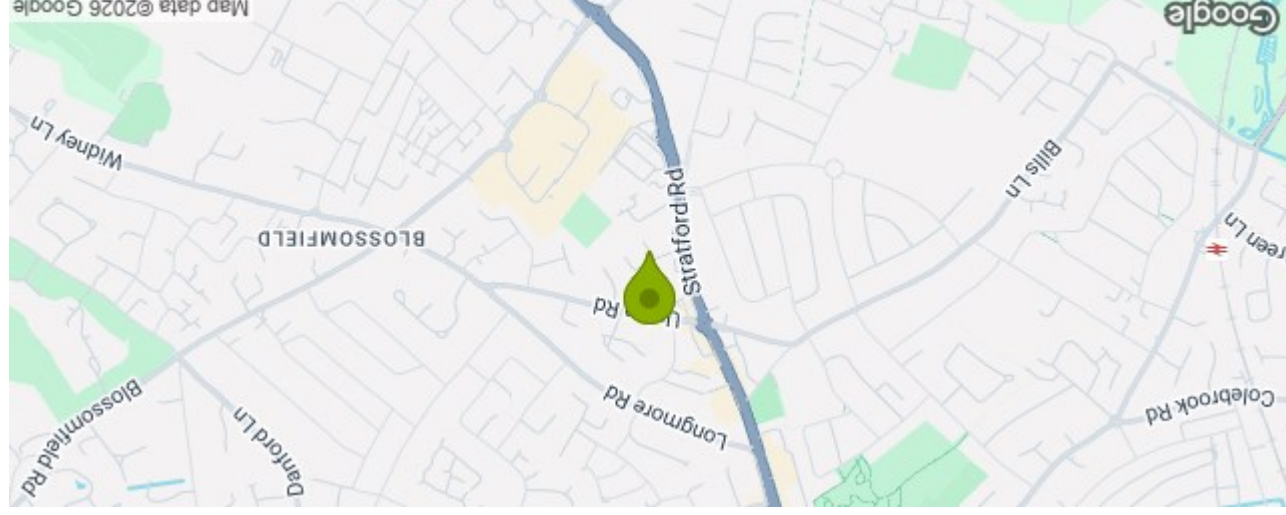
TENURE: We are advised that the property is Leasehold with approx 83 years remaining.

ROADBAND: We understand that the standard broadband download speed at the property is around 15 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 05/08/2025. 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 dependant on provider (data taken from checker.ofcom.org.uk on 05/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

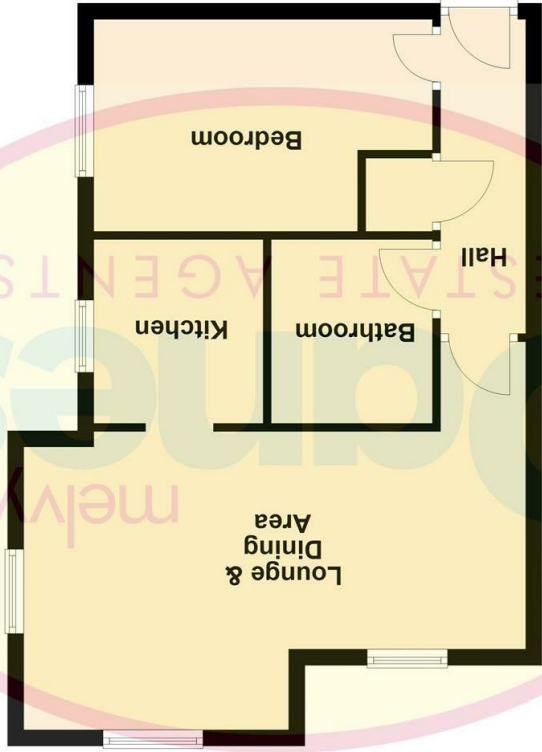
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact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



Energy Efficiency Rating	
Potential	80
Current	80
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	

76 Snitterfield Drive Shirley Solihull B90 4AZ
Council Tax Band: A



First 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.