



Finmere Way, Shirley

Offers Around £279,950

- RECEPTION HALLWAY
- LOUNGE
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE
- REAR GARDEN
- GUEST CLOAKS WC
- DINING KITCHEN
- BATHROOM
- PARKING SPACE
- NO UPWARD CHAIN

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 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.

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 town house which sits back from the road behind a small lawned foregarden with paved pathway access leading directly to a composite front door with feature leaded light effect double glazed insets which opens to the

RECEPTION HALLWAY

Having laminate wooden flooring, ceiling light point, central heating radiator, staircase rising to the first floor and doors opening to the lounge and

GUEST CLOAKS WC

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, low level WC and wash hand basin

LOUNGE

14'9" x 9'9" (4.50m x 2.97m)



Having ceiling light point, central heating radiator, laminate wooden flooring and door opening to the

DINING KITCHEN

13'1" x 8'7" (3.99m x 2.62m)



Having UPVC double glazed door and windows to the rear garden, tiled flooring, two ceiling light points, central heating radiator, understairs storage cupboard and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, integrated fridge and freezer and space with plumbing for a washing machine



FIRST FLOOR LANDING

Having ceiling light point, loft hatch access and doors opening to two bedrooms and bathroom

BEDROOM ONE

13'2" x 9'0" (4.01m x 2.74m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO

9'9" x 8'2" + recess (2.97m x 2.49m + recess)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and airing cupboard

BATHROOM



Having ceiling light point, central heating radiator, panelled bath with shower over, pedestal wash hand basin and low level WC

REAR GARDEN



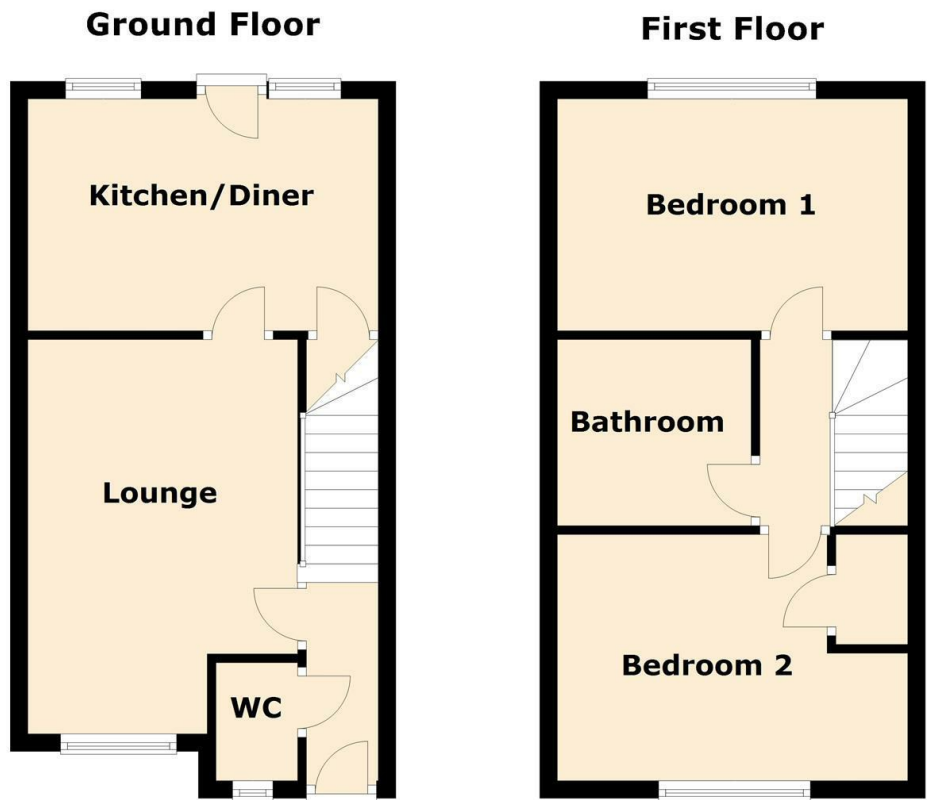
Having paved patio area with lawn beyond, defined boundaries and rear gated access

SINGLE GARAGE & DRIVEWAY

Having up and over door

FLOOR PLAN

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.



TENURE
We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING
By appointment only please with the Shirley office on 0121 744 2801.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

THE CONSUMER PROTECTION REGULATIONS
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
14 Finmere Way Shirley
Solihull B90 3SS

Council Tax Band: C

