

melvyn  
**Danes**  
ESTATE AGENTS

melvyn  
**Danes**  
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FOR SALE

Webster Avenue

Shirley

Offers Around £415,000

## Description

Webster Avenue leads directly off Dog Kennel Lane and links with Shepherds Green Road on the exciting new Lucas Green development that is situated on the edge of Shirley; ideally placed to take advantage of the facilities offered by both Shirley town centre and the popular Solihull town centre, with the modern and vibrant Touchwood Centre and a mainline train station with links to Birmingham and London.

Some 1.5 miles away from the property is the M42 motorway forming the heart of the Midland Motorway Network. Two junctions down the M42 is junction 6 with direct access to Birmingham International Airport and the National Exhibition Centre.

An ideal location therefore for this very well presented modern three storey semi detached house which was constructed originally by Charles Church and offers versatile living accommodation that needs to be viewed to be appreciated.

Sitting back from the road behind two parking spaces and a small shrubbed foregarden flanked by a pathway that leads to a composite front door with double glazed inset which opens directly to the property.



**Accommodation**

**HALLWAY**

**KITCHEN DINER**

15'3" x 9'7" (4.65m x 2.92m)

**LOUNGE**

10'6" x 16'7" (3.20m x 5.05m)

**GUEST CLOAKS**

**FIRST FLOOR LANDING**

**BEDROOM TWO**

13'6" x 9'7" (4.11m x 2.92m)

**BEDROOM THREE**

12'0" x 9'7" (3.66m x 2.92m)

**BEDROOM FOUR**

10'2" x 6'8" (3.10m x 2.03m)

**FAMILY BATHROOM**

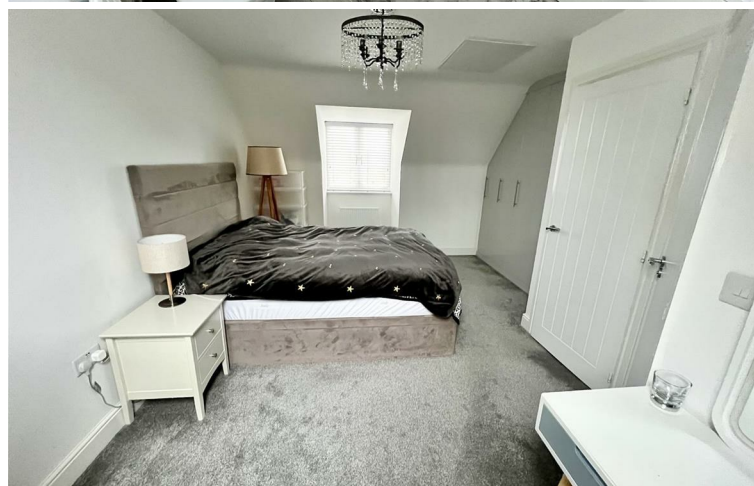
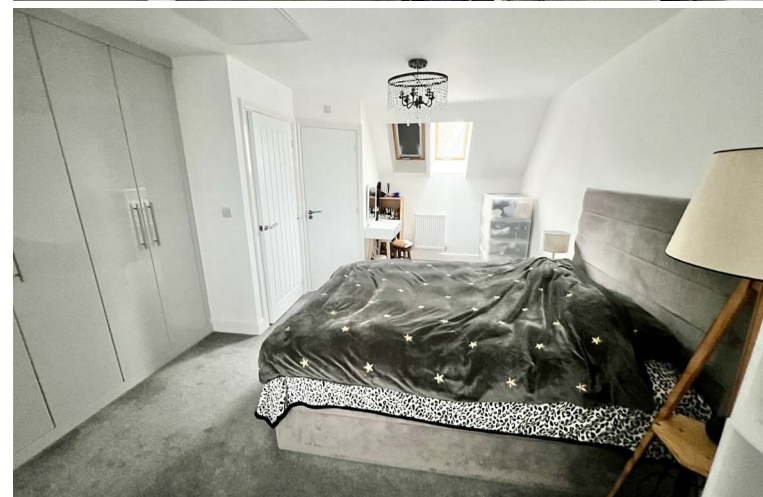
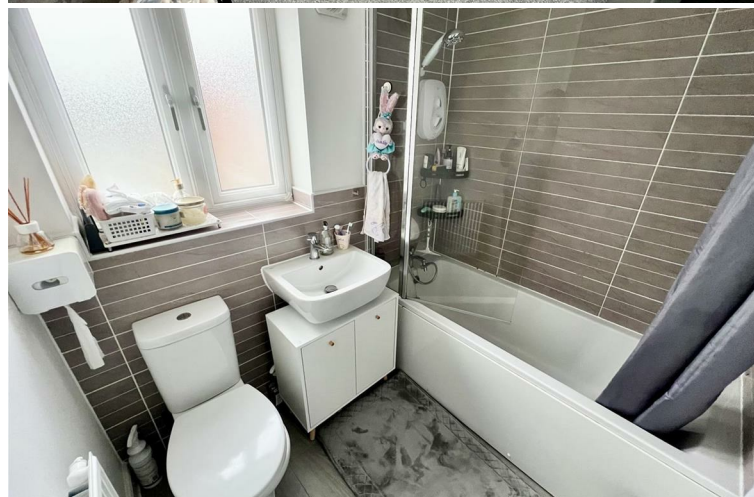
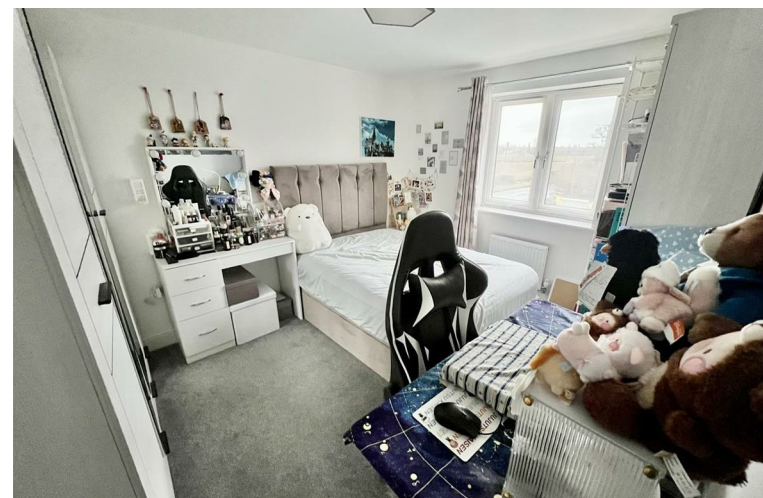
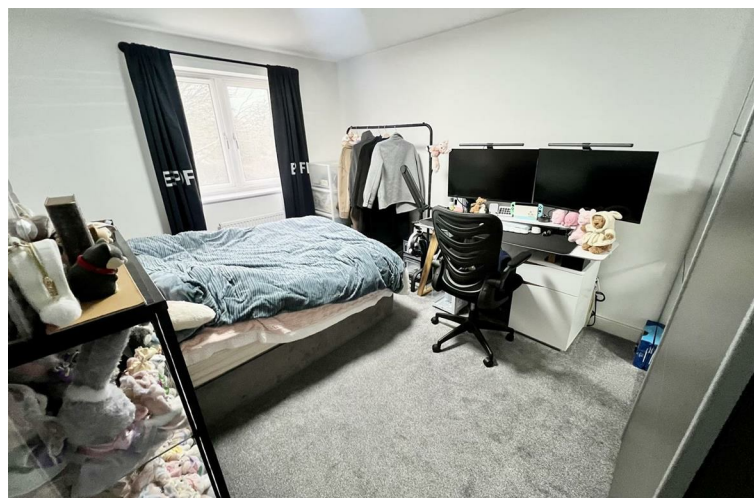
**SECOND FLOOR LANDING**

**MASTER BEDROOM**

16'6" x 13'0" max (5.03m x 3.96m max)

**EN-SUITE**

**REAR GARDEN**



**TENURE:** We are advised that the property is Freehold

**BROADBAND:** We understand that the standard broadband download speed at the property is around 3 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 900 Mbps. Data taken from checker.ofcom.org.uk on 23/01/2026. Actual service availability at the property or speeds received may be different.

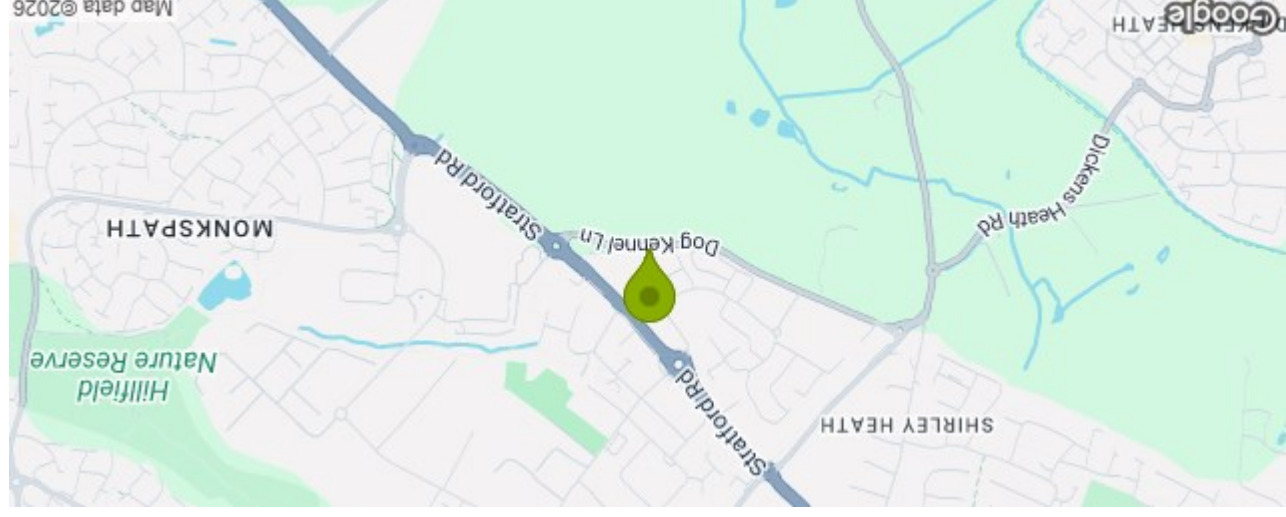
**MOBILE:** Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below.

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 items shown in these are not necessarily included in the sale, unless 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.

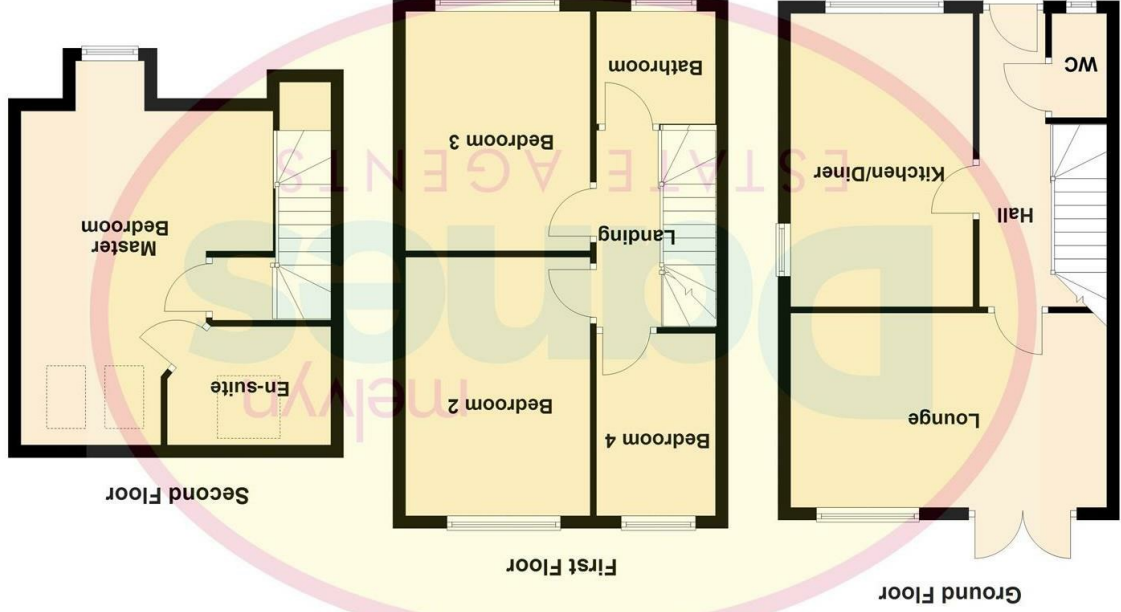
**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners or organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 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.



Energy Efficiency Rating	
Potential	95
Current	85
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	

71 Webster Avenue Shirley Solihull B90 4FD  
Council Tax Band: E



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.