melvyn
Danes
ESTATE AGENTS
Berry Maud Lane
Shirley
Asking Price £399,950

Description

Berry Maud Lane forms part of 'The Acorns' development constructed by Persimmon Homes in 2016. Built to the 'York' design this particular property enjoys a pleasant front overlooking open space.

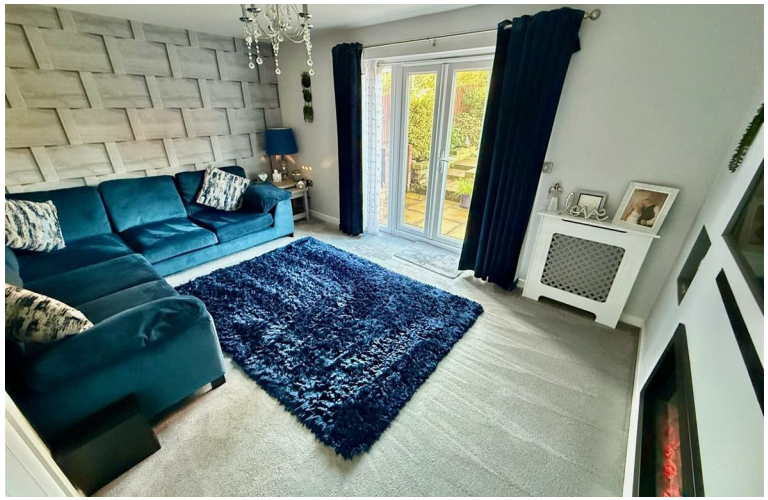
The development is situated in an ideal location close to Shirley Railway Station which offers commuter services to Birmingham City Centre and Stratford Upon Avon. There are also bus services that run from the station and indeed along Aqueduct Road.

Schooling is catered for at Mill Lodge Infant School and Peterbrook Junior School; whilst secondary schooling can be found at Lighthall School in Shirley. (All school catchments are subject to confirmation by the local education authority).

Local shops can be found on nearby Haslucks Green Road (opposite the station) and the town centre of Shirley is less than 2 miles away where there is a choice of larger supermarkets and speciality stores.

For those looking to take advantage of the Midlands Motorway Network you can access the M42 at junction 3 at Earlswood and junction 4 at Shirley - both approximately 4 miles distant from the house.

An ideal location therefore for this well presented modern house which offers well proportioned accommodation arranged over three floors. The property has a landscaped rear garden with gated access to the three car driveway. There is a detached single garage to the rear with partially boarded loft space. Inside the house has been maintained to a good standard with a media wall in the living room, fitted wardrobes in three of the four bedrooms and useful cupboard storage on the landing. Viewing really is essential to appreciate this charming family home.



Accommodation

FOREGARDEN

RECEPTION HALLWAY

GUEST CLOAKS WC

DINING KITCHEN
15'4" into bay x 9'3" (4.67m into bay x 2.82m)

LIVING ROOM
16'3" x 11'6" max (4.95m x 3.51m max)

FIRST FLOOR LANDING

BEDROOM TWO
11'6" x 9'3" (3.51m x 2.82m)

BEDROOM THREE
10'4" x 9'3" (3.15m x 2.82m)

FAMILY BATHROOM

SECOND FLOOR LANDING

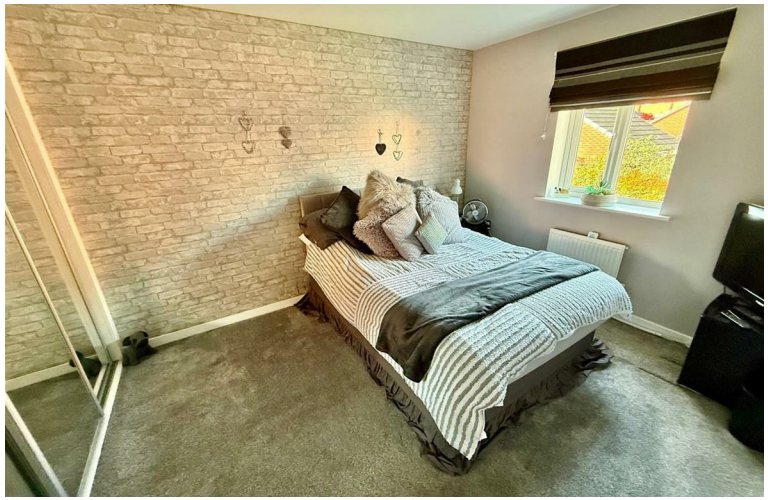
BEDROOM ONE
22'5" max x 12'5" max (6'10" min) (6.83m max x 3.78m max (2.08m min))

EN SUITE SHOWER ROOM

REAR GARDEN

SINGLE GARAGE

THREE CAR DRIVEWAY



TENURE: We are advised that the property is Freehold

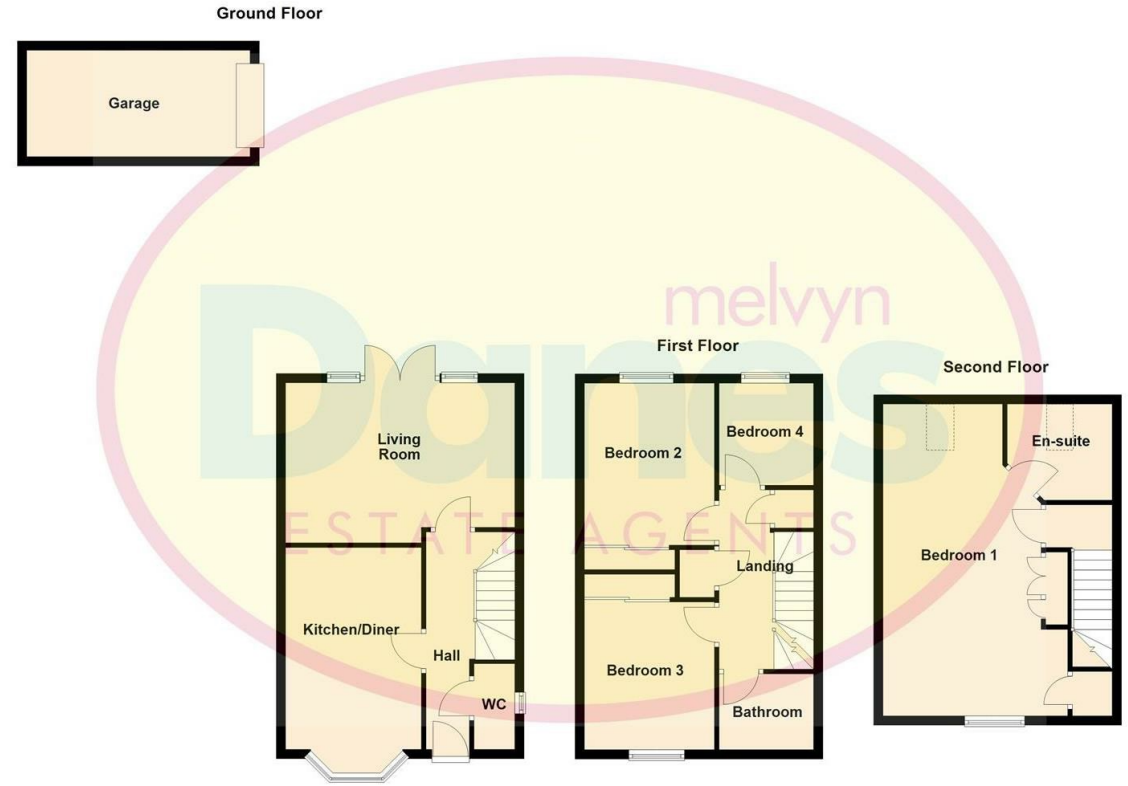
BROADBAND & MOBILE: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 05/11/2025. Actual service availability at the property or speeds received may be different. We understand that the property here has a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. Data taken from checker.ofcom.org.uk on 05/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

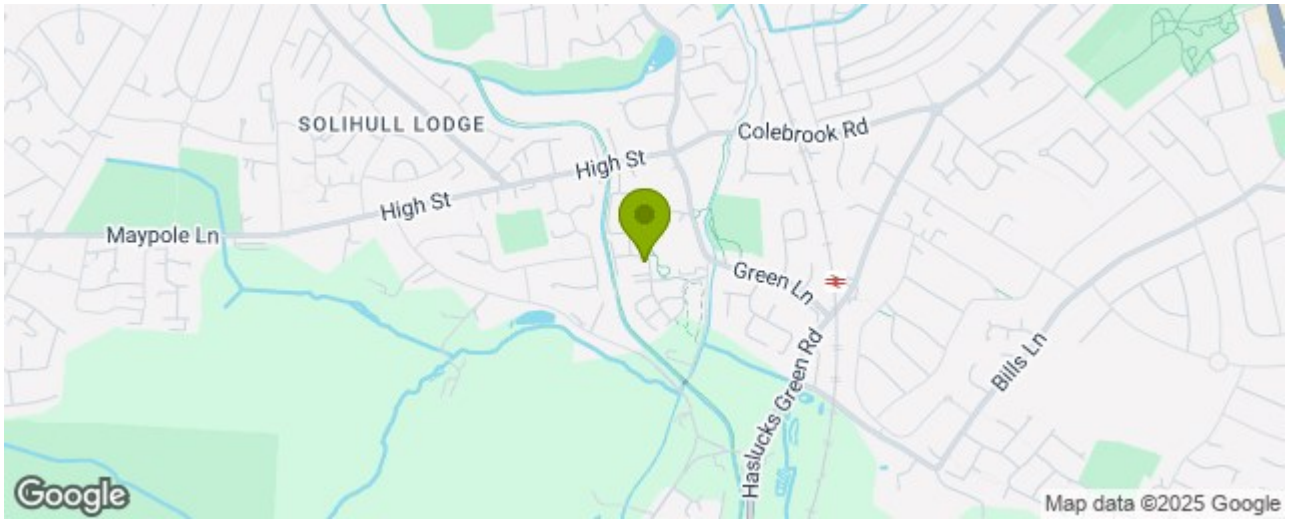
VIEWING: By appointment only with the office on the number below.

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 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.

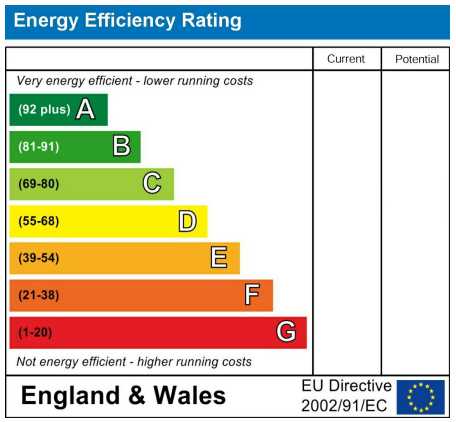
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.





78 Berry Maud Lane Shirley Solihull B90 1BZ
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.

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