



# Berry Maud Lane, Shirley

## Offers Around £460,000

- DRIVEWAY
- LOUNGE
- UTILTY ROOM
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- RECEPTION HALLWAY
- KITCHEN DINER
- GUEST CLOAKS
- THREE FURTHER BEDROOMS
- DETACHED SINGLE GARAGE

Berry Maud Lane forms part of 'The Acorns' development constructed by Persimmon Homes in 2016. Built to the 'Exeter' design this particular property enjoys a private aspect to the side and rear where it overlooks the orchard 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 detached family home. There is a tarmac driveway to the side and the house is set back from the road behind a foregarden with paved pathway access that leads to the

### HALLWAY

Having double glazed entrance door, ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the kitchen diner, guest cloaks, storage cupboard and

### LOUNGE

**12'11" into bay x 15'10" (3.94m into bay x 4.83m)**



Having double glazed bay window to front aspect, double glazed window to side aspect, ceiling light point and central heating radiator



### KITCHEN DINER

**9'10" x 25'6" (3.00m x 7.77m)**



Having three double glazed windows, double glazed French doors to rear garden, a fitted kitchen with a range of wall and base units with roll top work surface over incorporating one an half bowl stainless steel sink and drainer with mixer tap over, integrated dishwasher, integrated double oven, integrated fridge freezer, four ring gas hob with extractor over, two ceiling light points, two central heating radiators and door leading to





### UTILITY ROOM



Having base unit with roll top work surface over with space for tumble dryer, space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light, central heating radiator and door to driveway at the side of the property

### GUEST CLOAKS



Having double glazed window to front aspect, low level wc, pedestal wash hand basin, ceiling light point and central heating radiator

### FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the four bedrooms and family bathroom

### BEDROOM ONE 11'6" x 15'11" (3.51m x 4.85m)



Having double glazed window to front elevation, ceiling light point, central heating radiator and door to

### EN-SUITE



Having double glazed window to side elevation, shower cubicle with thermostatic shower with glazed folding door, low level wc, pedestal wash hand basin, ceiling light point and extractor fan

**BEDROOM TWO**  
9'11" x 10'10" (3.02m x 3.30m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and storage cupboard

**BEDROOM THREE**  
9'7" x 7'9" (2.92m x 2.36m)



Having double glazed windows to rear and side elevations, ceiling light point and central heating radiator

**BEDROOM FOUR**  
6'8" x 9'3" (2.03m x 2.82m)



Having double glazed window to front elevation, ceiling light point and central heating radiator

**FAMILY BATHROOM**



Having double glazed window to rear elevation, panel bath with mixer tap and shower attachment over and folding shower screen, low level wc, pedestal wash hand basin, ceiling light point, central heating radiator and extractor fan

**OUTSIDE**

## REAR GARDEN



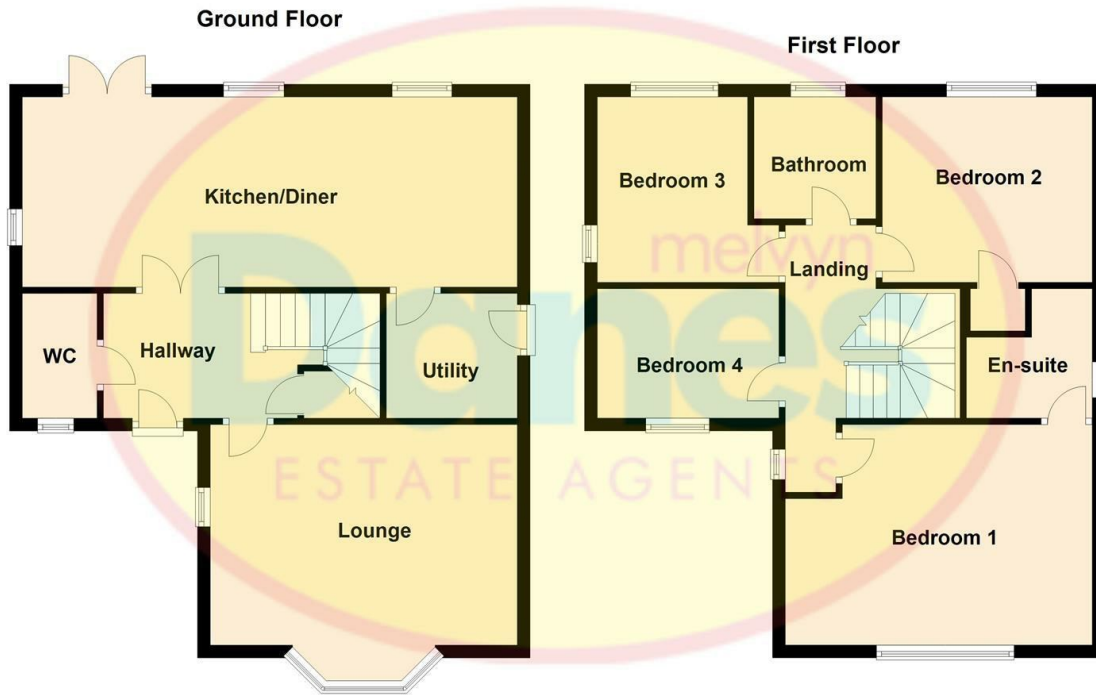
Having paved patio with a sunken lawn and paved seating area, decked area to the rear of the garage, outside tap and gate giving access to the driveway

## DETACHED SINGLE GARAGE 19'11" x 10'5" (6.07m x 3.18m)

Having electric up and over door to the front driveway, light and power points

## 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.

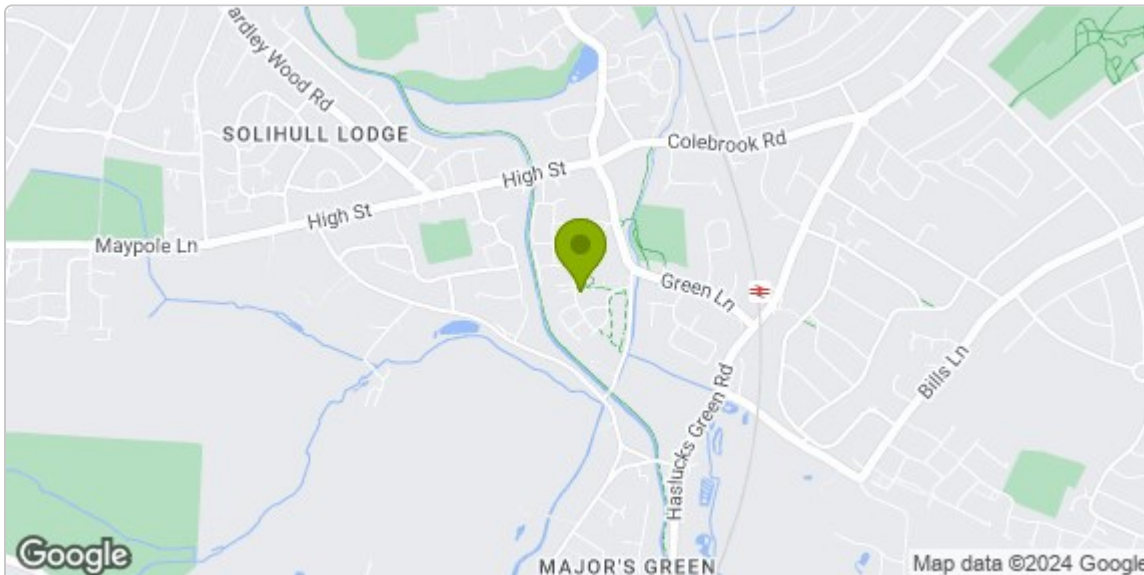
### COUNCIL TAX -Band E

### 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 and 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:  
117 Berry Maud Lane Shirley  
Solihull B90 1BY

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		92
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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