



# Gedney Close, Shirley

## Offers Around £220,000

- LAWNE D FOREGARDEN
- RECEPTION HALLWAY
- DINING KITCHEN
- BATHROOM
- NO UPWARD CHAIN
- PORCH ENTRANCE
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- IDEAL FIRST PURCHASE

Gedney Close is located off Pear Tree Crescent which is a popular residential road leading from Yardley Wood Road. Within Yardley Wood Road, and leading from it, are local shops and opposite the junction with High Street is Peterbrook Junior and Infant School, whilst we are advised that senior schooling falls within the Light Hall Senior School catchment in Shirley. Education facilities are subject to confirmation from the Education Department.

In Shirley itself one will find an excellent array of shopping facilities, a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks, and the Blythe Valley Business Park, which is on the junction of the M42 motorway, which we would estimate is approximately four miles from the property. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Alternatively one could continue along High Street into Maypole Lane, and up to The Maypole where the Sainsbury's Superstore and other shopping facilities are available, and access to the M42 motorway at Portway via the Hollywood By Pass.

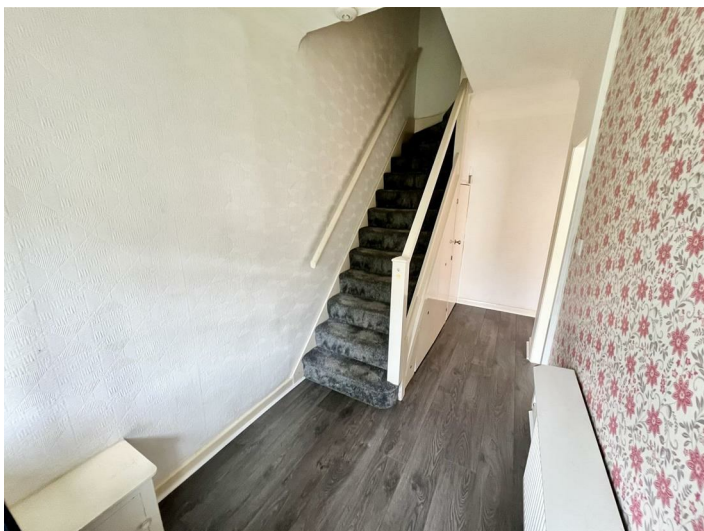
Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham, and Yardley Wood Railway Station is also on the bus route, as is Shirley Railway Station with pedestrian access leading from nearby Colebrook Road.

A convenient location therefore, for this modern town house sits back from the roadside behind a lawned foregarden with a paved pathway leading directly to UPVC double glazed double opening doors which provide access to the

### **PORCH ENTRANCE**

Having front door with side window opening to the

### **RECEPTION HALLWAY**



Having ceiling light point, understairs storage cupboard, central heating radiator, staircase rising to the first floor accommodation, coved cornicing to the ceiling and doors opening to the lounge and dining kitchen

### **LOUNGE** **14'3" into bay x 12'4"**



Having UPVC double glazed window to the front, central heating radiator, ceiling point and coved cornicing to ceiling

### **DINING KITCHEN** **18'8" x 12'1" max (5.69m x 3.68m max)**



Having two UPVC double glazed windows and doors to the rear garden, recessed ceiling spotlights, wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine and full height appliance space



### FIRST FLOOR LANDING

with loft hatch access, ceiling light point and doors off to THREE BEDROOMS & BATHROOM

### BEDROOM ONE

12'5" x 11'4"



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

### BEDROOM TWO

12'0" x 11'0" (3.66m x 3.35m)



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

### BEDROOM THREE

6'4" x 5'11" (1.93m x 1.80m)

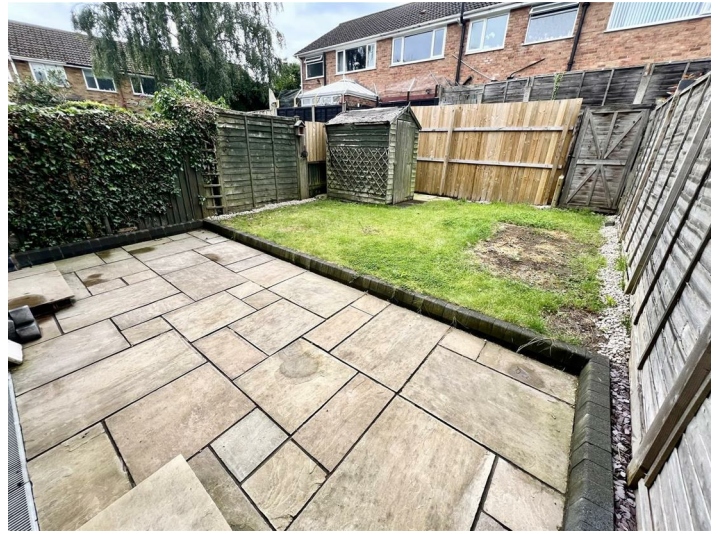
Having UPVC double glazed window to the front and ceiling light point

### BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, panelled bath with shower over, pedestal wash hand basin and low level WC

### REAR GARDEN



Being mainly laid to lawn with patio area and defined boundaries

## 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.



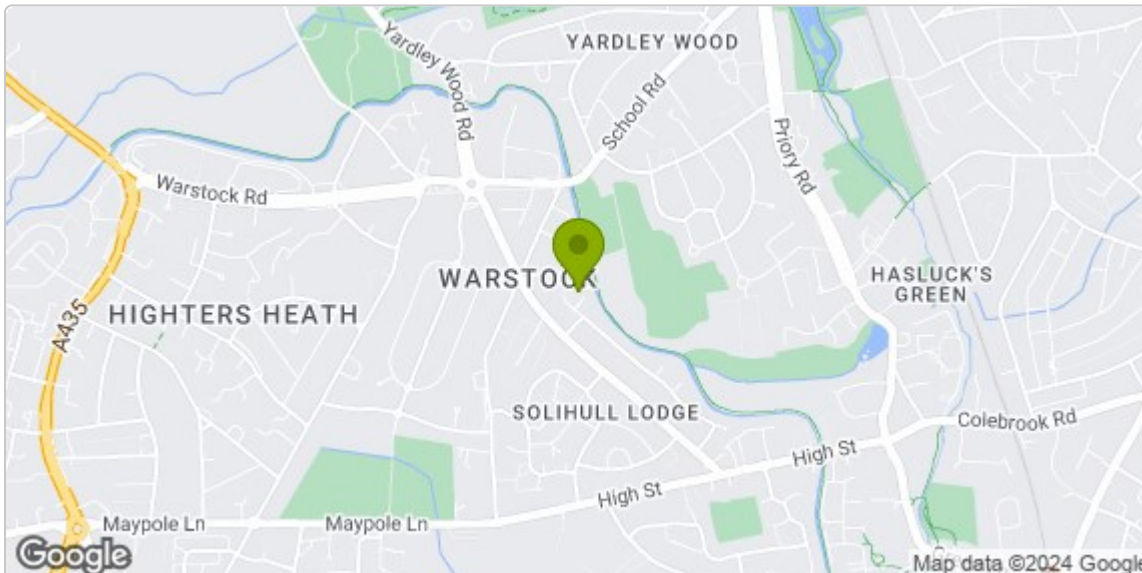
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** B

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

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
10 Gedney Close Shirley  
Solihull B90 1LJ

**Council Tax Band:** B

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

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