



melvyn
Danes
ESTATE AGENTS

Moorlands Drive

Shirley

Offers Around £450,000

Description

Moorlands Drive is a popular road conveniently located for the amenities of Shirley. There are good schools in the area, with infant schooling being at Blossomfield Infant School and junior schooling at nearby Shirley Heath School, which leads from Union Road. We are advised that secondary schooling is in the popular Tudor Grange catchment. All school catchments 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 Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

A most convenient location therefore for this extended modern detached house which is set back from the road behind a front tarmac driveway with foregarden. A UPVC double glazed front door opens to the



ENTRANCE LOBBY

Having UPVC double glazed window to the side, tiled flooring and glazed door opening to the

THROUGH LOUNGE

24'5" x 14'7" max (10'11" min) (7.44m x 4.45m max (3.33m min))



Having UPVC double glazed window to the front and sliding double glazed doors opening to the rear garden, two ceiling light points, two central heating radiators, doors opening to the dining room and kitchen and concealed staircase rising to the first floor accommodation

EXTENDED DINING ROOM

14'8" x 11'9" (4.47m x 3.58m)



Having UPVC double glazed window to the front and sliding double glazed patio style doors opening to the rear garden, laminate wooden flooring, ceiling light point and central heating radiator



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.

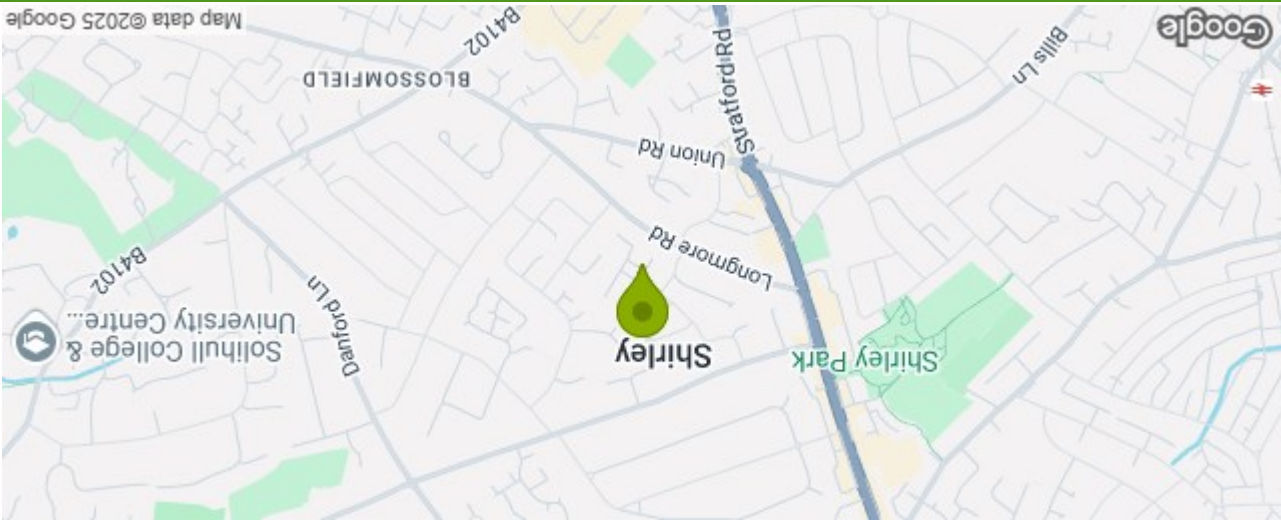
COUNCIL TAX - Band D

THE CONSUMER PROTECTION REGULATIONS

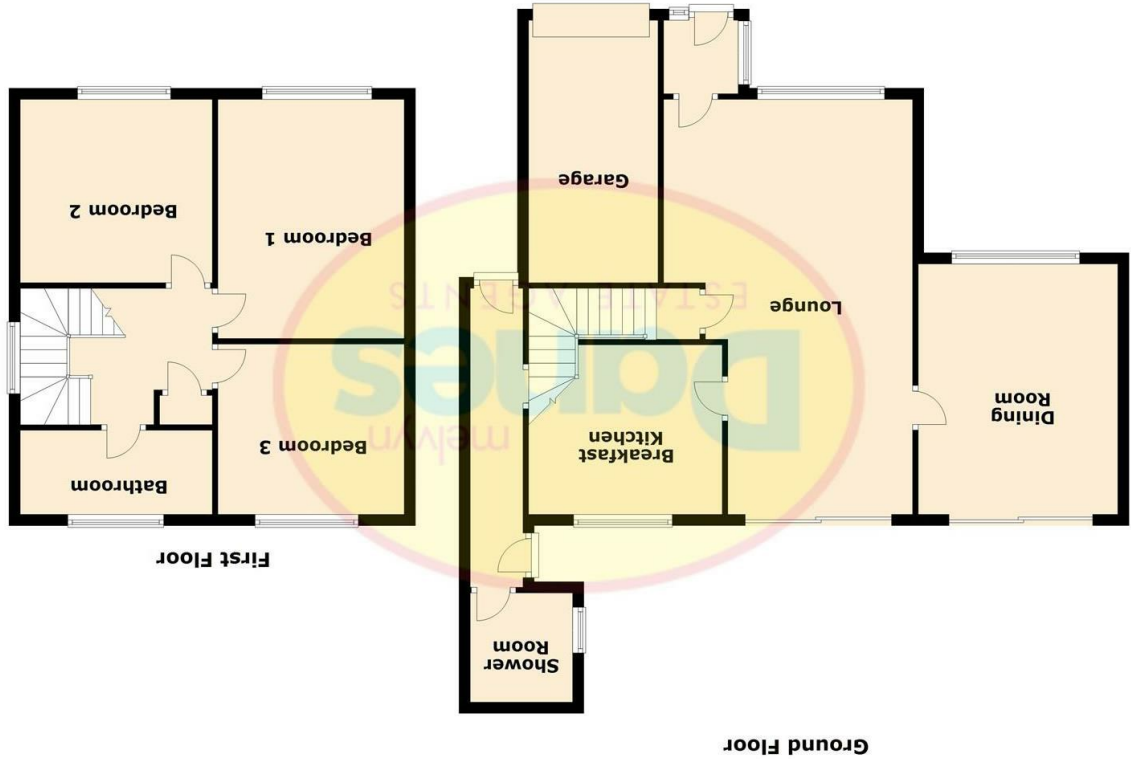
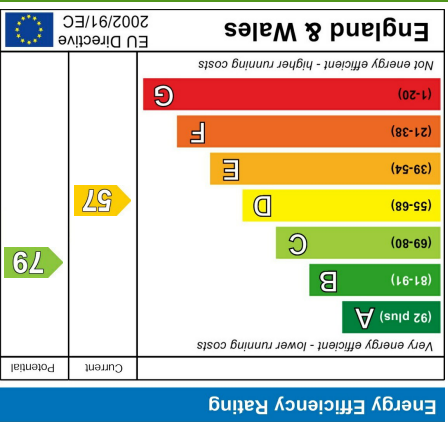
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification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



88 Moorlands Drive Shirley Solihull B90 3RE
Council Tax Band: D



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.