



melvyn  
**Danes**  
ESTATE AGENTS

Collister Close  
Shirley

Offers Around £230,000

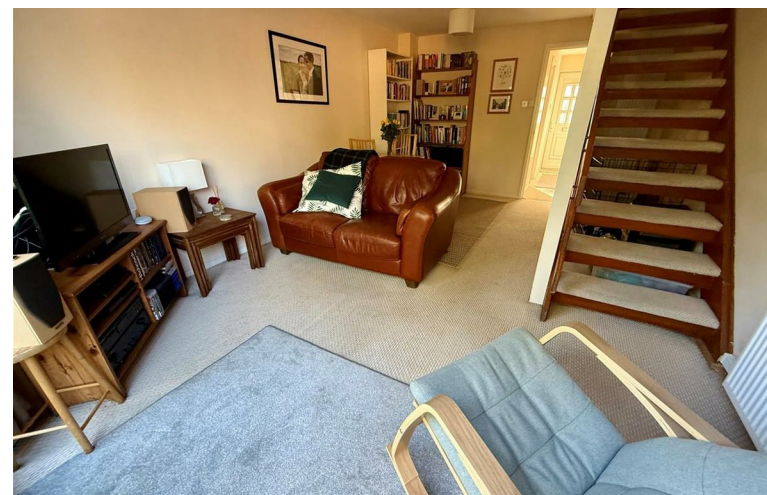
## Description

Collister Close is a small cul-de-sac located just off the main Stratford Road close to the town centre of Shirley. Along the main road run regular bus services into the City of Birmingham and nearby central Solihull, where there are excellent shopping and business facilities.

Festooned along the Stratford Road are an excellent range of shops, including a wide choice of Supermarkets and Superstores on the nearby Retail Park. A thriving business community exists along the Stratford Road and this extends down to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here a journey of some three miles from the property, to the M42 motorway, forming the hub of the Midlands motorway network.

Schooling in Shirley is of considerable renown. We are advised that junior and infant schooling is catered for at Haslucks Green Junior and Burman Infant School, with senior schooling for the property being at Light Hall School. There is Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road and the town centre of Solihull boast Sixth Form Colleges. Education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this modern town house which has been the subject of a recent 'efficiency' scheme which has seen the property benefitting from solar panels being fitted to the roof space and a heat pump central heating system providing excellent savings on the running costs of the property. The house has been well maintained by the current owners and has the benefits of gardens to the front and rear and a single garage en bloc.



## Accommodation

CANOPY PORCH

BIN STORE

RECEPTION HALLWAY WITH  
CLOAKS

KITCHEN

9'10" x 6'6" (3.00m x 1.98m)

OPEN PLAN LOUNGE DINING  
ROOM

17'5" max x 11'9" max (5.31m max x  
3.58m max)

FIRST FLOOR LANDING

BEDROOM ONE

11'9" x 10'6" (3.58m x 3.20m)

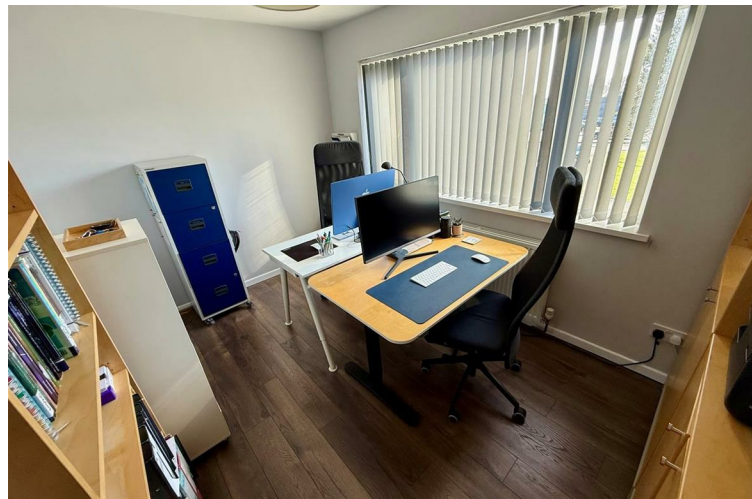
BEDROOM TWO

11'9" x 8'3" (3.58m x 2.51m)

BATHROOM

REAR GARDEN

SINGLE GARAGE EN BLOC

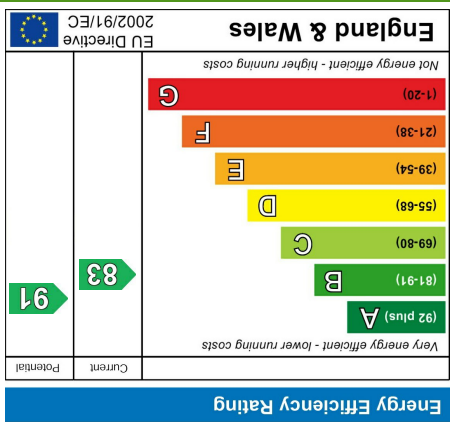
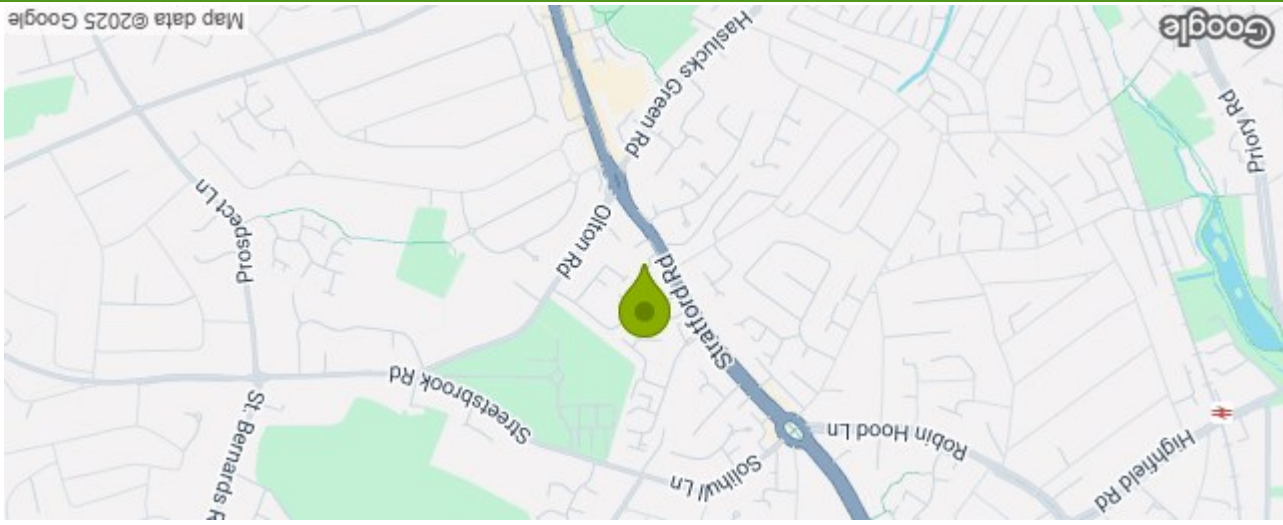


**TENURE:** We are advised that the house is Freehold but we are awaiting confirmation of the garage tenure

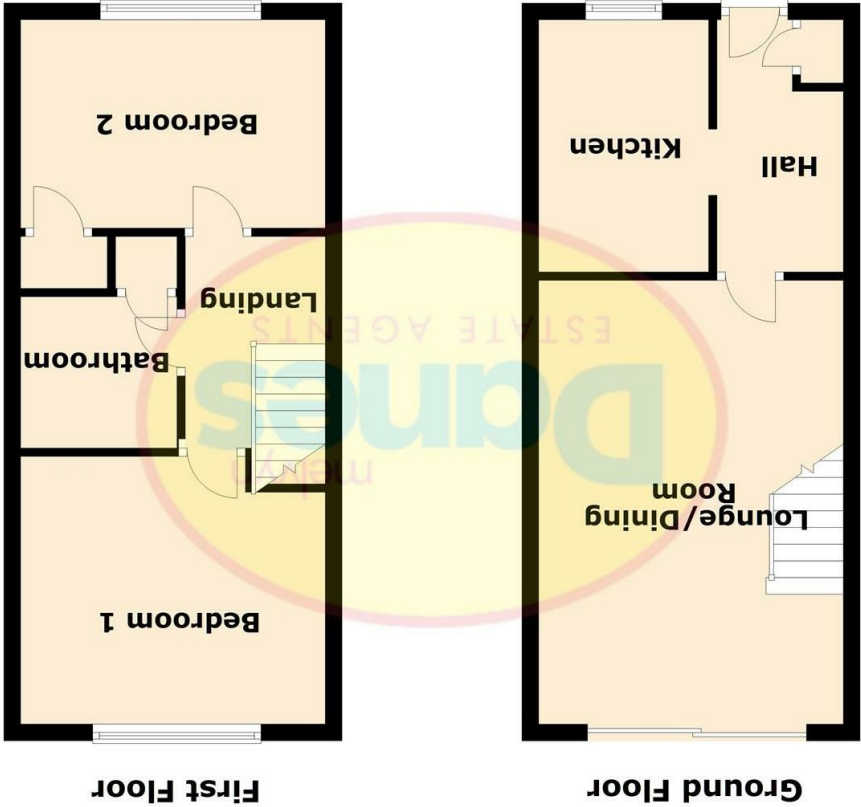
**BROADBAND:** We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 05/03/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 05/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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



**16 Collister Close Shirley Solihull B90 3NA**  
**Council Tax Band: C**



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.