



melvyn
Danes
ESTATE AGENTS

Binley Close

Shirley

Offers Around £650,000

Description

Binley Close is a cul-de-sac ideally situated on the popular 'Badgers' Development which leads from Bills Lane, Shirley adjacent to Bills Woods.

There is easy access from the Badgers Estate on foot to both Woodlands Infant School and Light Hall Senior School, together with a local shop in Stretton Road, and further junior and infant schooling is also available within the Shirley area, as is Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road. Education facilities are subject to confirmation from the Education Department.

On the main A34 Stratford Road one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the nearby Retail Park. There are local bus services in Bills Lane and Shirley Railway Station is nearby, offering commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the Shirley area which extends down onto the Cranmore, Widney and Monkspath Business Parks, and the Blythe Valley Business Park which sits on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Alongside the Badgers Estate is a public footpath which winds through to attractive open countryside and over the nearby Stratford upon Avon canal with towpath walks and the Worcestershire footpath system.

This modern detached property has been much extended and improved throughout it's lifetime and enjoys a good sized plot with a private rear aspect that really does need to be viewed to be appreciated. There is a front driveway providing off road parking and the house itself offers versatile living accommodation arranged over three floors and extending to approximately 2250 square feet and enjoys a head of the cul-de-sac position with a private aspect to the rear.



Accommodation

FRONT DRIVEWAY PARKING

CANOPY PORCH

WELCOMING RECEPTION HALLWAY

GUEST CLOAKS WC

STUDY

7'8" x 7'7"

LOUNGE

19'2" max x 13'6"

OPEN PLAN DINING KITCHEN & FAMILY

26'0" x 20'1"

LARGE UTILITY ROOM

17'4" x 8'6"

FIRST FLOOR LANDING

BEDROOM ONE

14'8" x 12'7"

EN SUITE SHOWER ROOM

BEDROOM TWO

11'4" x 10'2"

BEDROOM THREE

11'5" x 10'1"

BEDROOM FOUR

14'6" x 8'0"

FAMILY BATHROOM

12'0" x 7'6"

LOFT BEDROOM FIVE

16'8" max x 10'6" max

EAVES STORAGE ROOMS

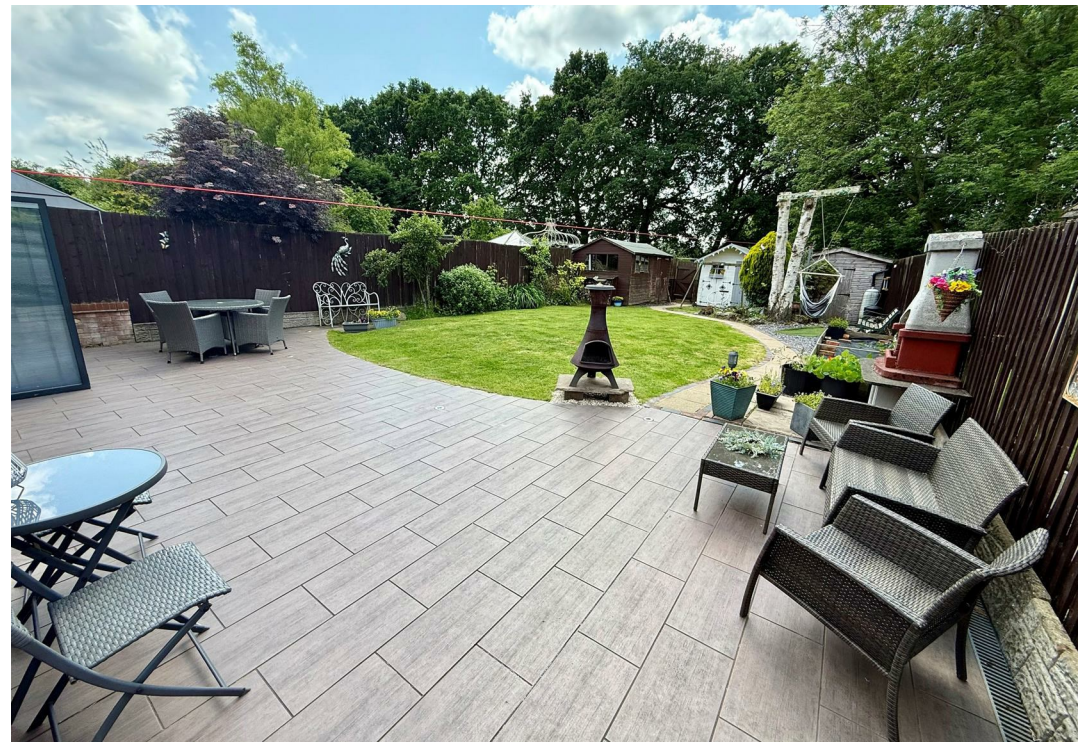
DELIGHTFUL REAR GARDEN

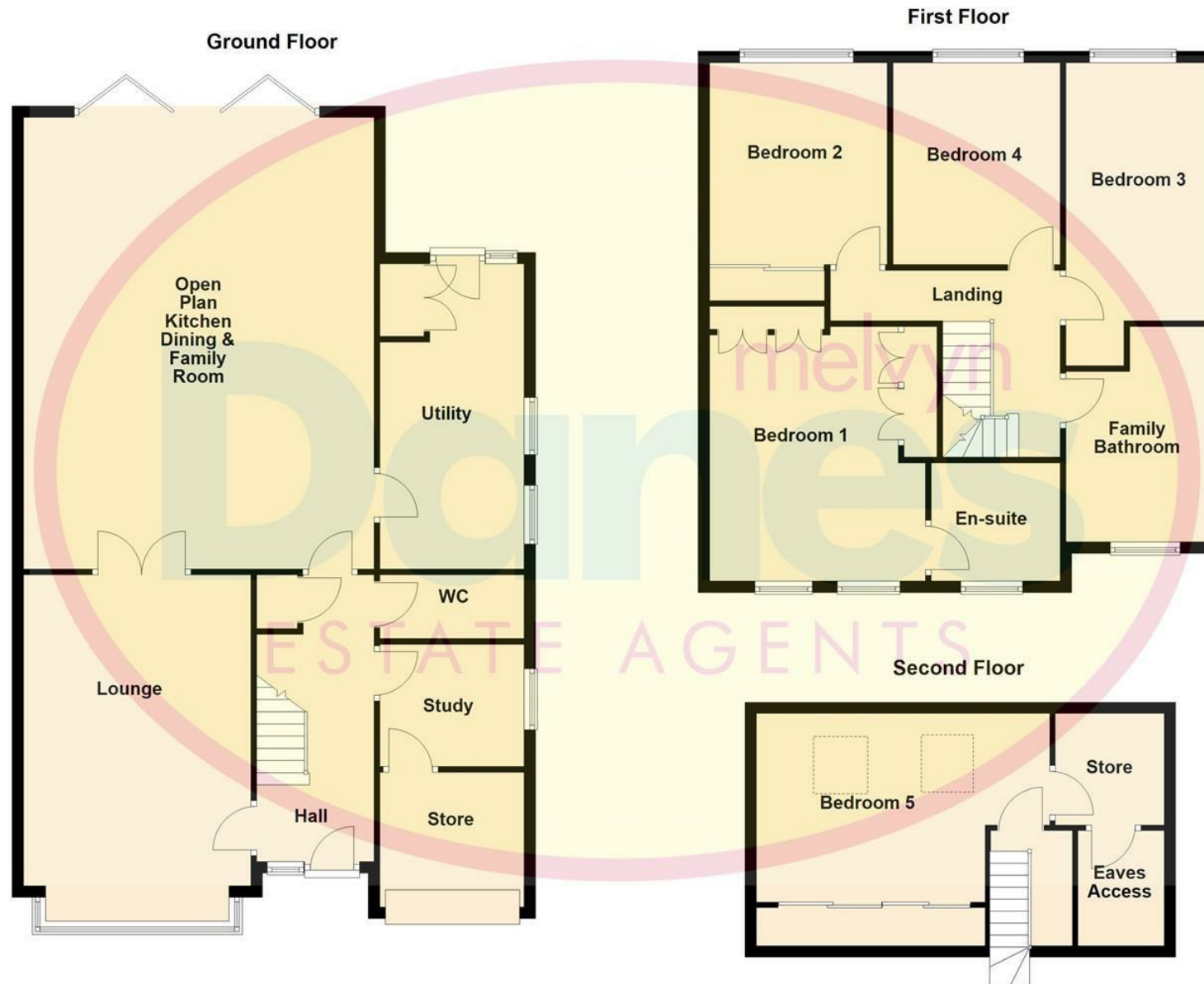
SIDE STORE (SMALL GARAGE)











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.

BROADBAND: We understand that the standard broadband download speed at the property is around 30 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 12/06/2025. Actual service availability at the property or speeds received may be different.

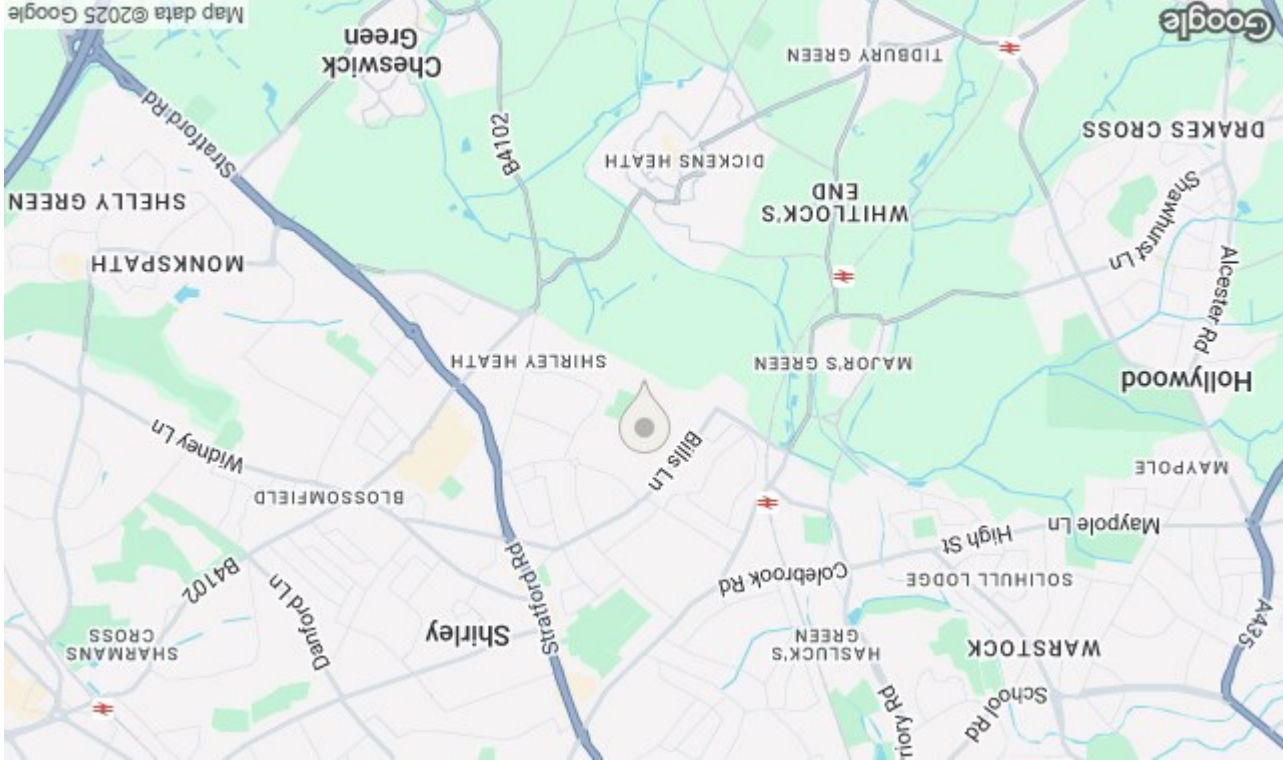
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 12/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



76 Binley Close Shirley Solihull B90 2RB Council Tax Band: G

