



## Pastures Drive, Tidbury Green

Guide Price £385,000





## PROPERTY OVERVIEW

Nestled on a tranquil road, this three-bedroom semi-detached property offers a peaceful retreat within a desirable neighbourhood. The interior boasts a spacious living room, ideal for relaxation and entertaining guests, seamlessly flowing into an open-plan kitchen and dining area with integrated appliances. A convenient downstairs toilet adds a practical touch to the ground floor layout. Ascend to the first floor to find three bedrooms, including a generously sized principal bedroom with ample space for a restful sanctuary. All bedrooms are serviced by a modern family bathroom ensuring comfort and convenience for all occupants. Outside, the property features a well-manicured lawn rear garden, providing a private outdoor space for enjoyment and relaxation. Additionally, off-road parking is available for multiple vehicles, catering to the needs of the modern homeowner. Don't miss the opportunity to make this property your new home within a quiet and welcoming community.



- Three Bedroom Semi-Detached Property
- Set On A Quiet Road
- Spacious Living Room
- Open Plan Kitchen / Diner
- Shared Ownership Available
- Lawn Rear Garden
- Off Road Parking



#### PROPERTY LOCATION

Tidbury Green is a charming village, located between Shirley and Earlswood. The village is surrounded by beautiful open spaces, including the renowned Earlswood Lakes and Bills Woods, providing fantastic opportunities for recreation and leisure activities. For those looking for amenities, the nearby village of Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: D

Tenure: Leasehold



#### HALL

#### LIVING ROOM

13' 9" x 11' 11" (4.19m x 3.63m)

#### WC

#### KITCHEN/DINER

15' 4" x 12' 2" (4.67m x 3.71m)



## FIRST FLOOR

### PRINCIPAL BEDROOM

15' 5" x 10' 2" (4.70m x 3.10m)

### BEDROOM TWO

12' 2" x 7' 7" (3.71m x 2.31m)

### BEDROOM THREE

8' 2" x 6' 11" (2.49m x 2.11m)

## BATHROOM

### TOTAL SQUARE FOOTAGE

85.0 sq.m (915 sq.ft) approx.

## OUTSIDE THE PROPERTY

### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

## GARDEN

### ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, Zanussi integrated hob, Zanussi extractor, all carpets and blinds and some light fittings.

### ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.  
Broadband - FTTP (fibre to the premises). Service charge - refer to agent. Ground rent - £89.88 pa.

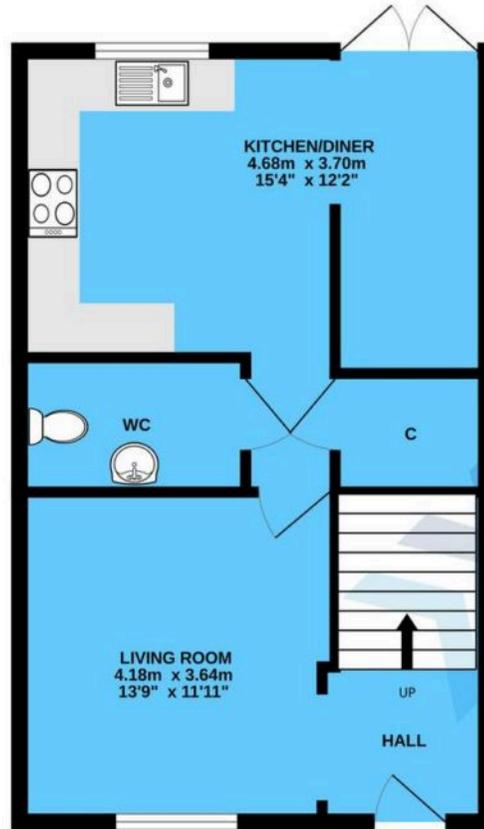


#### **INFORMATION FOR POTENTIAL BUYERS**

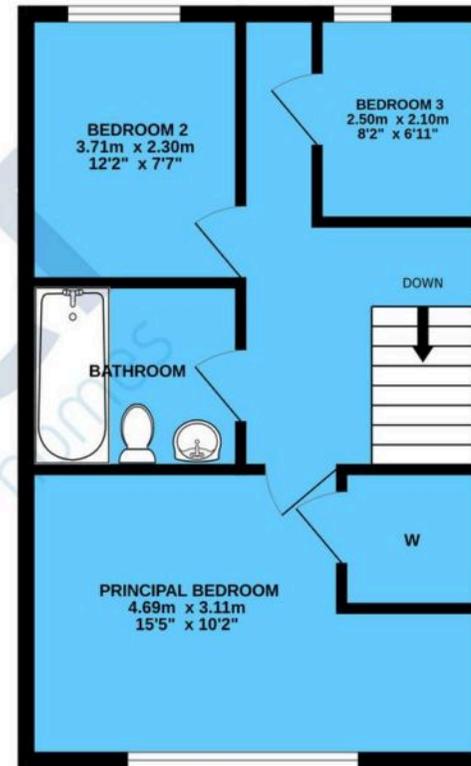
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 85.0 sq.m. (915 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

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