



melvyn  
**Danes**  
ESTATE AGENTS



**Pastures Drive  
Tidbury Green  
Offers Around £750,000**



## Description

Regency Fields is an exclusive development of fine homes constructed three years ago by Miller Homes situated just off Lowbrook Lane in the small hamlet of Tidbury Green, nestling between Shirley and Earlswood. This small enclave contains a variety of properties ranging from cottages to large executive houses. Surrounding Tidbury Green are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Woods in the opposite direction, both providing pleasant recreation areas.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostellers 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.

Well regarded schooling can be found nearby and we are advised that the development comes under the renowned Tudor Grange Academy - subject to confirmation by the education authority.





## Accommodation

Number 50 is well appointed sitting back from the road via a neat foregarden and large driveway, a composite front door opens into the reception hallway with turned staircase rising to the galleried landing and first floor accommodation, doors open into a study, guest cloaks WC, kitchen diner and lounge with double doors to the dining room and French doors to the rear garden.

The superb kitchen dining family room offers a bright open and social space with a comprehensive range of integrated appliances and granite work tops, windows and doors to the rear garden and door into the complimentary utility with side door.

On the first floor there is a master bedroom suite with dressing room and en suite, further guest room with en suite and two further double bedrooms and modern bathroom,

The landscaped rear garden has a paved patio with lawn, fencing to boundaries, gated side access and courtesy door to the garage.

### ENTRANCE HALLWAY

### STUDY

### GUEST CLOAKS WC

### LOUNGE

17'4 x 11'9 (5.28m x 3.58m)

### DINING ROOM

11'9 x 8'8 (3.58m x 2.64m)

### KITCHEN DINING FAMILY ROOM

21'10 x 16'8 max (6.65m x 5.08m max)

### UTILITY

### FIRST FLOOR LANDING

### MASTER BEDROOM WITH DRESSING ROOM

13'5 c 11'11 (4.09m c 3.63m)

### EN SUITE

### GUEST BEDROOM WITH EN SUITE

14'2 x 10'4 max (4.32m x 3.15m max)

### BEDROOM 3

13'6 x 8'9 (4.11m x 2.67m)

### BEDROOM 4

12'2 x 8'9 (3.71m x 2.67m)

### MODERN BATHROOM

### DOUBLE DETACHED GARAGE

### LANDSCAPED REAR GARDEN



**TENURE:** We are advised that the property is freehold.

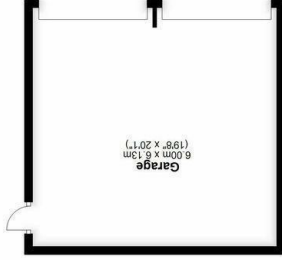
**BROADBAND:** We understand that the standard broadband download speed at the property is around 6Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 27/03/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property has likely mobile coverage (data taken from checker.ofcom.org.uk on 27/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

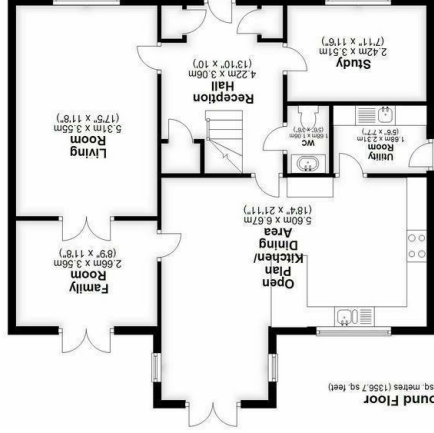
**VIEWING:** By appointment only with the office on the number below.

**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.

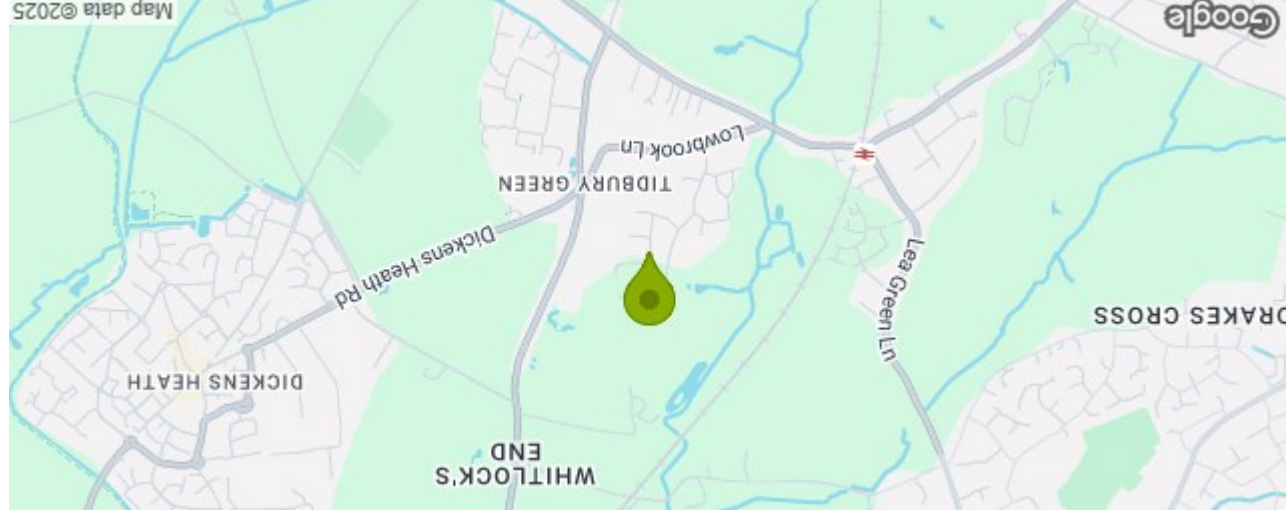
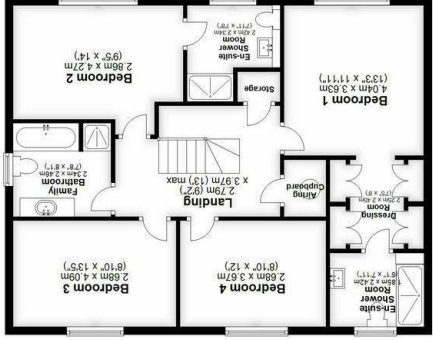
**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



Ground Floor  
Approx. 126 sq. metres (1356.7 sq. feet)



First Floor  
Approx. 80.1 sq. metres (872.2 sq. feet)



### 50 Pastures Drive Tidbury Green Solihull B90 1US Council Tax Band: G

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	86
Potential	93
EU Directive 2002/91/EC	

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.

Total area: approx. 212.2 sq. metres (2283.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Measurements within are not intended to form part of any contract. Plans produced using Planity.