



melvyn  
**Danes**  
ESTATE AGENTS



**Buckbury Croft**

**Shirley**

**Offers Around £500,000**

## Description

Buckbury Croft is a CHAIN FREE property. It leads indirectly off Shelley Crescent making it an ideal location to enjoy all the amenities of Shelly Farm Centre, with easy access to shops including a supermarket, pharmacy, post office, hairdressers and the popular Farm Gastro Pub & Restaurant. It is also within close proximity of a GP surgery and dental practice. Situated close to Hillfield Park and Solihull Nature Reserve for an afternoon stroll, and near to Widney Manor Golf Club. Within approximately five minute drive away you will find the excellent shopping facilities in Solihull town centre, including Touchwood Shopping Centre.

Shelly Crescent, which leads off Monkspath Hall Road, is well served by regular bus services to Solihull in one direction and Shirley in the other, and is one mile from Widney Manor railway station. Junction 4 of the M42 is a five minute car journey away and Birmingham International Airport and the NEC can be found off junction 6.

The property is within the catchment areas and a five minute walk of Monkspath Primary School, and within a ten minute drive from Alderbrook School for secondary education. Both schools are rated Good by Ofsted.

The property offers bright and airy accommodation approached via a good sized drive way allowing access through the front door, garage door, and side gate into the rear garden.

Upon entering the property you are welcomed by a good sized hallways and the accommodation as follows; ground floor WC, large open plan living dining room with bay window and under stair storage. The dining room has direct access via French doors onto the conservatory currently set up as a play room and study. The kitchen is well fitted with a shaker style kitchen and a range of integrated appliances with the benefit of a door onto the side passage.

To the first floor we have three double rooms one of which has the benefit of a en-suite shower room and a bank of built in wardrobes with the family bathroom offering a three piece suite with electric shower over bath.

To the rear we have good sized private gardens with an attractive sandstone patio, good sized lawned area and bordered by panelled fencing Access to the garage is via a rear door. the garage is a good sized single currently housing the washing machine and dryer. To the front we have ample off road parking on a tarmac driveway with small lawned area as well as side gate access.



**Accommodation**

**Entrance Hall**

**Ground floor WC**

**Living Room**

17'0" x 11'8" (5.192 x 3.577)

**Dining Room**

9'3" x 8'8" (2.831 x 2.658)

**Conservatory**

10'2" x 8'10" (3.115 x 2.706)

**Kitchen**

11'6" x 7'10" (3.517 x 2.389)

**Bedroom One**

10'9" x 9'1" (3.290 x 2.772)

**En-Suite**

**Bedroom Two**

10'9" x 9'1" (3.286 x 2.772)

**Bedroom Three**

9'2" x 8'1" (2.812 x 2.485)

**Family Bathroom**

7'7" x 6'1" (2.321 x 1.875)

**Single Garage**

18'2" x 9'2" (5.546 x 2.809)

**Private Rear Gardens**

**Off Road Parking**



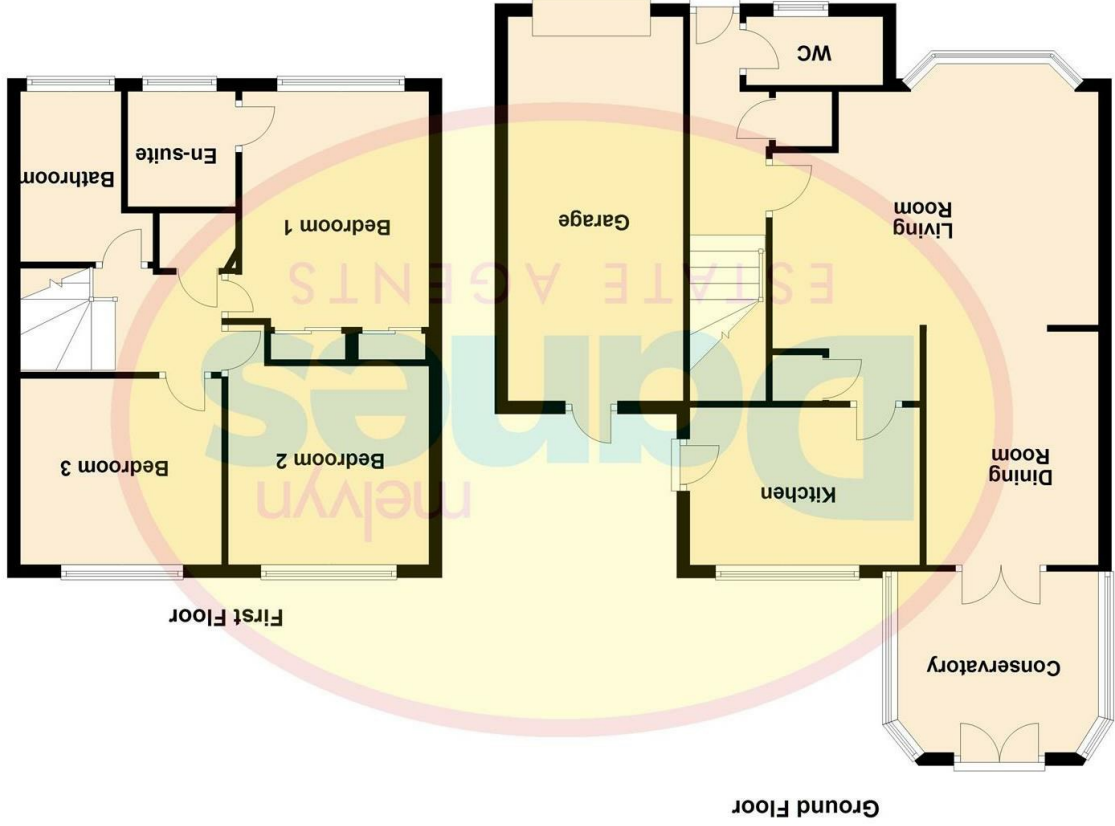
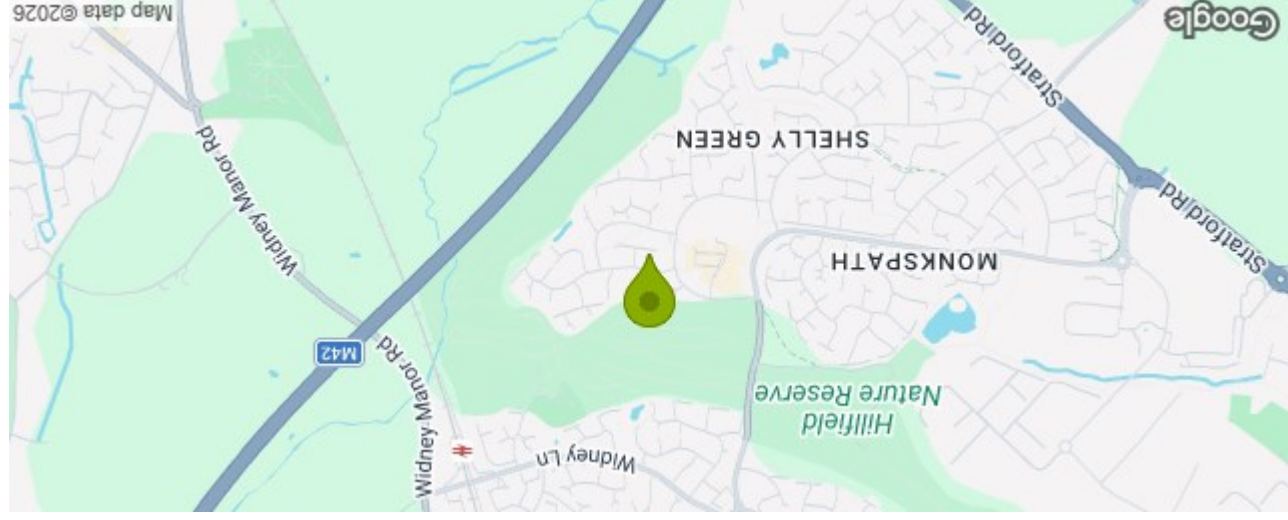
TENURE: We are advised that the property is Freehold

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 02/03/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**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.



### 16 Buckley Croft Shirley Solihull B90 4YJ Council Tax Band: D

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(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	84
Potential	70
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.