PAUL CARR Estate Agents Sales & Lettings

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Shelley Drive, Sutton Coldfield, B74 4YD

Offers Over £150,000

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2 *1* *1*

Modern 2-Bed Maisonette with Garden Views & Garage!!! This well maintained 1st floor maisonette is perfect for anyone looking for space, comfort, and a bit of outdoor chill. With two good-sized double bedrooms, a bright living/dining area at the back overlooking the garden, and a well-equipped kitchen, it's ready to move straight in. There's also a modern bathroom, your own private rear garden – great for relaxing or hosting – and a garage for parking or extra storage. The train station is only a few minutes walk, meaning you can be in central Birmingham in a little over 35 minutes at rush hour from your front door. The property also benefits from a local pub, hairdresser and convenience store along with excellent links to all the areas motorways.













Property Specification

FIRST FLOOR MAISONETTE
DRIVEWAY AND GARAGE
2 DOUBLE BEDROOMS
WELL FITTED KITCHEN
MODERN BATHROOM

Hall

Living Room 4.65m (15'3") x 3.15m (10'4")

Kitchen 3.35m (11') x 2.13m (7')

Bedroom 1 3.76m (12'4") x 3.15m (10'4")

Bedroom 2 3.28m (10'9") x 2.79m (9'2") max

Bathroom

Garage

Garden

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 23rd September 2026

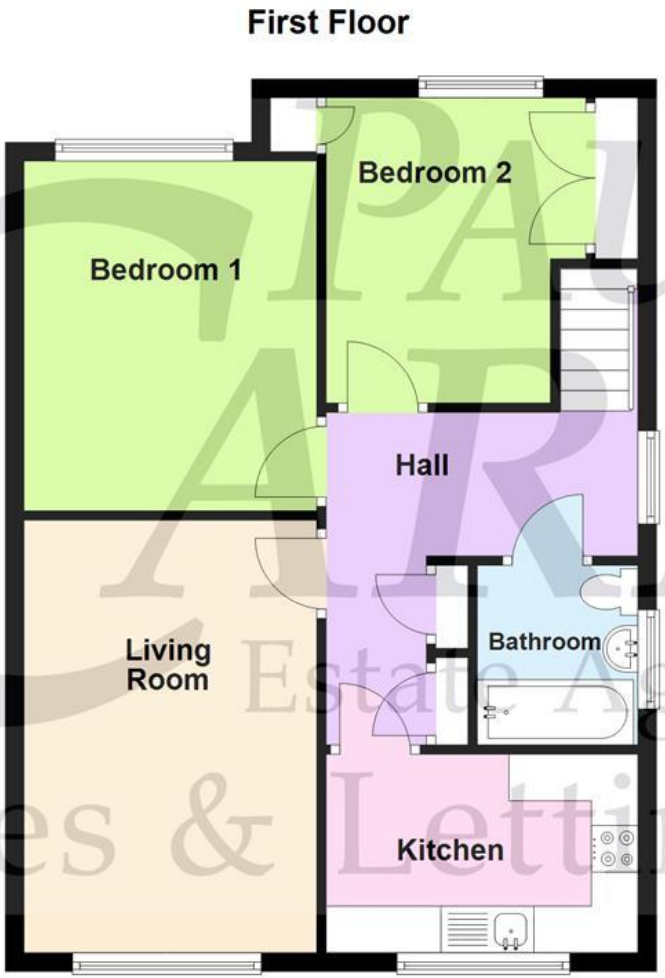
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, water, electric and drainage
Council tax band: C
Tenure: Leasehold 99 years from 25 March 1983 years remaining, lease from
Ground Rent: £0
Service Charge: £0

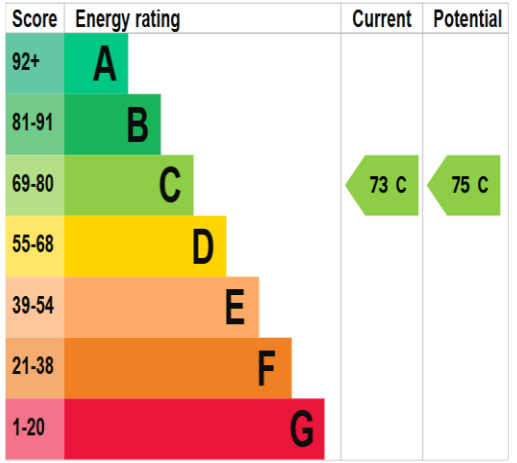
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

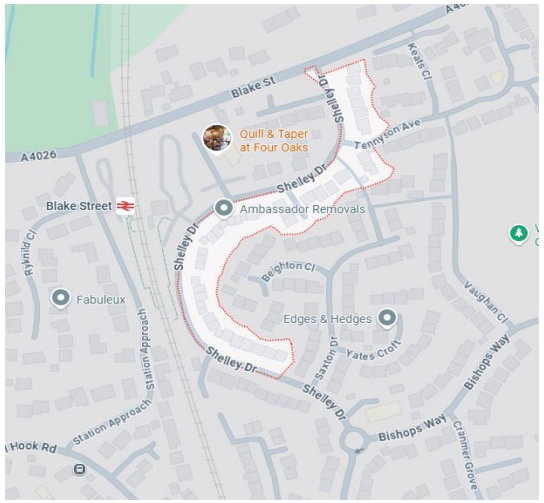


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Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman