

A photograph of a brick house with a gabled roof, a dormer window, and a garage. A red car is parked in the driveway. The house has yellow shutters on the windows. The sky is blue with white clouds. A yellow oval logo for Melvyn Danes Estate Agents is in the top right corner.

melvyn
Danes
ESTATE AGENTS

Bills Lane

Shirley

Offers Around £525,000

Description

A well presented detached property situated in this much sought after location and offering versatile accommodation and indeed potential to further extend, subject to necessary planning permissions.

There is easy access from the property to both Woodlands Infant School and Light Hall Senior School, along with further junior and infant schooling in the local area. Our Lady of the Wayside Roman Catholic Junior and Infant School are situated on the main Stratford Road at the opposite end of the Shirley shopping centre. Education facilities are subject to confirmation from the Education Department.

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.

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.

The property is set back from the road behind a deep driveway flanked by a foregarden. The spacious property has two bedrooms and shower room to the first floor and deceptively spacious ground floor accommodation and a well maintained rear garden.



Accommodation

PORCH

LOUNGE

12'10" x 16'8" (3.91m x 5.08m)

DINING ROOM

12'10" x 8'11" (3.91m x 2.72m)

KITCHEN

12'10" x 8'2" (3.91m x 2.49m)

SUN ROOM

8'1 x 12'0" (2.46m x 3.66m)

BEDROOM THREE

15'10" x 11'0" (4.83m x 3.35m)

BEDROOM FOUR

9'10" x 10'10" (3.00m x 3.30m)

BATHROOM

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM ONE

15'9" x 13'0" (4.80m x 3.96m)

BEDROOM TWO

12'10" x 13'1" (3.91m x 3.99m)

GARAGE

30'10" x 9'0" (9.40m x 2.74m)



TENURE: We are advised that the property is Freehold

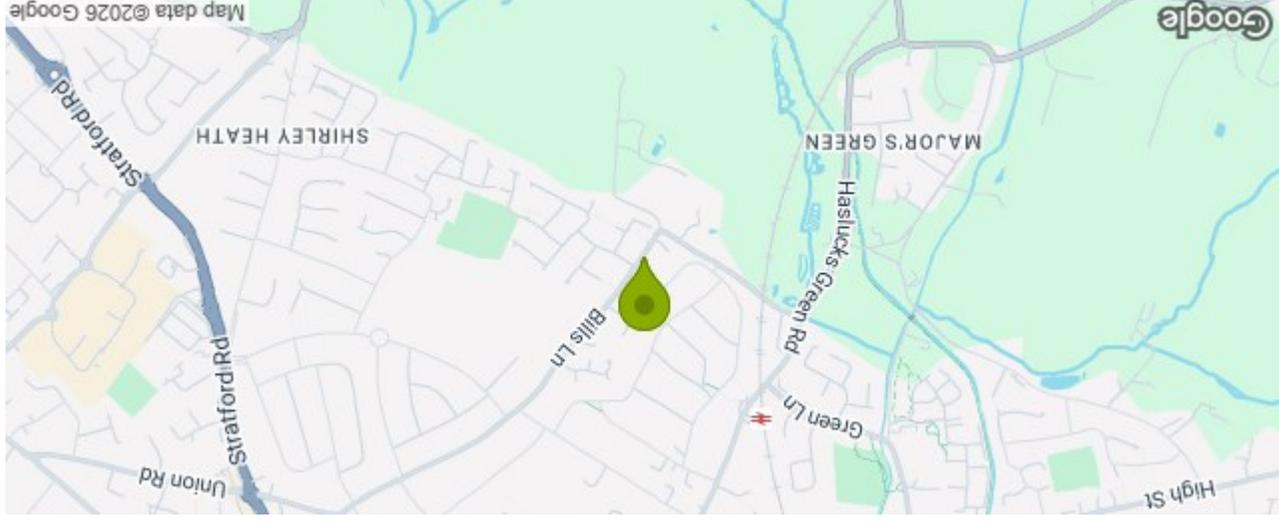
BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 29/08/2025. 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 29/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



**230 Bills Lane Shirley Solihull B90 2PP
Council Tax Band: F**

Energy Efficiency Rating	
Potential	70
Current	63
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.

