



melvyn  
**Danes**  
ESTATE AGENTS

Pastures Drive

Tidbury Green

Asking Price £400,000



## Description

Regency Fields is an exclusive development of quality homes constructed six 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 hosteleries 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.

The property lies in the centre of the development with pleasant open views to the front and is approached via a paved footpath with lawned foregarden with side double driveway, a composite front door opens into the hallway with doors leading off to the guest cloak, WC, lounge and full width modern kitchen diner to the rear with double doors to the private rear garden.

On the first floor landing there are doors to the master bedroom with en suite, two further double bedrooms and modern bathroom.

The landscaped rear garden has a paved patio area leading to shaped lawn with sleeper edges to give raised borders, fencing and walls to boundaries and gated side access.





## Accommodation

### HALLWAY

### LOUNGE

15'4 x 10'4 (4.67m x 3.15m)

### MODERN KITCHEN DINER

17'5 x 11'6 (5.31m x 3.51m)

### LANDING

### MASTER BEDROOM

14'1 max x 11'1 (4.29m max x 3.38m)

### EN SUITE

### BEDROOM 2

10'3 x 9'4 (3.12m x 2.84m)

### BEDROOM 3

9'3 x 6'7 (2.82m x 2.01m)

### MODERN BATHROOM

### PRIVATE REAR GARDEN

### SIDE DRIVEWAY WITH PARKING FOR TWO CARS





TENURE: We are advised that the property is FREEHOLD

BROADBAND: We understand that the standard broadband download speed at the property is around 07 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 2000 Mbps. Data taken from checker.ofcom.org.uk on 15/01/2026. Actual service availability at the property or speeds received may be different.

MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This 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.

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

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.

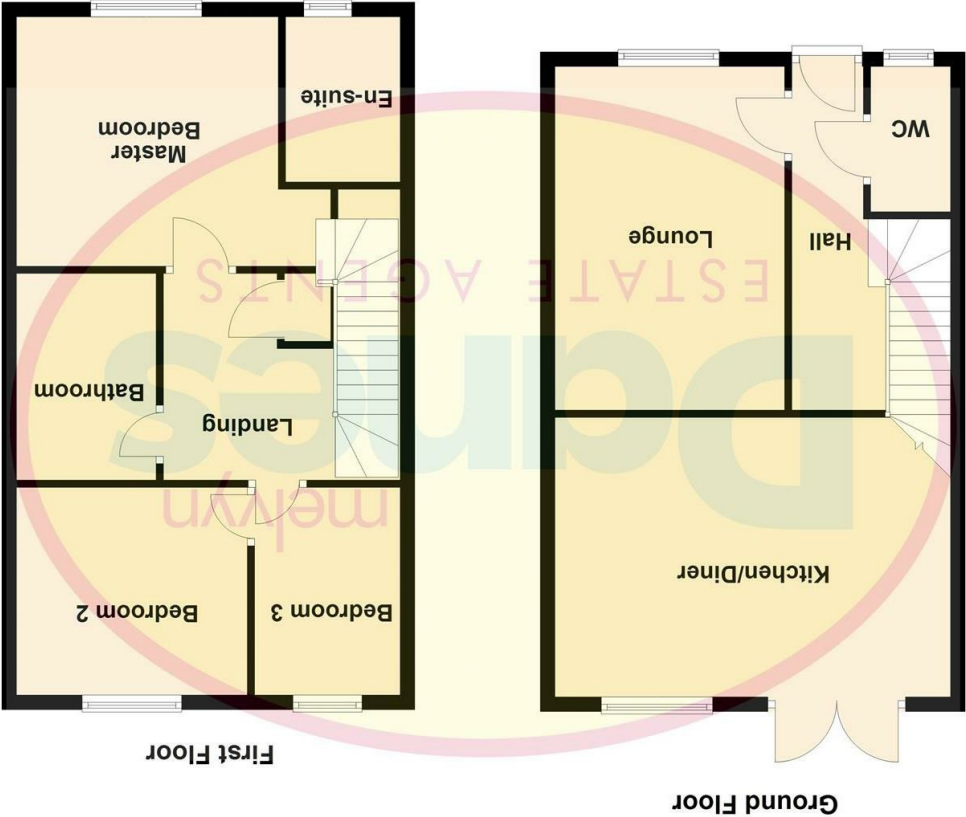
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



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

26 Pastures Drive Tidbury Green Solihull B90 1US  
Council Tax Band: D



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.