

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The main image shows a modern, two-story house with a gabled roof. The upper part of the house is finished with grey horizontal cladding, while the lower part is red brick. It features a large front window with a balcony, a front door, and a garage. The house is surrounded by landscaping, including bushes and a green lawn. A green street lamp stands in front of the house. In the background, other houses and a blue sky with white clouds are visible.

Handford Crescent

Shirley

Offers Around £479,000

Description

Handford Crescent is located on the exciting new development 'The Green' that is situated on the edge of Shirley; ideally placed to take advantage of the facilities offered by both Shirley town centre and the popular Solihull town centre, with the modern and vibrant Touchwood Centre and a mainline train station with links to Birmingham and London.

Some 1.5 miles away from the property is the M42 motorway forming the heart of the Midland Motorway Network. Two junctions down the M42 is junction 6 with direct access to Birmingham International Airport and the National Exhibition Centre.

An ideal location therefore for this very well presented modern three storey detached house which was constructed originally by Charles Church Homes and offers versatile living accommodation that has been maintained to a good standard by the current owners who purchased the property when new.

Sitting back from the road behind a small foregarden with a driveway to the side that leads to the garage. A composite front door with double glazed insets opens directly to the hallway with doors off to the lounge, guest cloaks, kitchen diner and utility off there. On the first floor there is a double bedroom with en-suite, two further good size bedrooms and family bathroom and stairs rising to the second floor landing where the door leads to master bedroom with en-suite.



Accommodation

HALLWAY

LOUNGE

14'6" into bay x 12'7" (4.42m into bay x 3.84m)

KITCHEN DINER

9'3" x 18'0" (2.82m x 5.49m)

UTILITY

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM TWO

10'6" x 12'11" (3.20m x 3.94m)

EN-SUITE

BEDROOM THREE

9'6" x 9'5" (2.90m x 2.87m)

BEDROOM FOUR

9'6" x 8'3" (2.90m x 2.51m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

14'4" x 11'4" (4.37m x 3.45m)

ENSUITE

GARAGE

17'4" x 8'11" (5.28m x 2.72m)

REAR GARDEN



TENURE: We are advised that the property is Freehold and there is an annual service charge for the maintenance of the communal areas which is in the region of £250 a year.

BROADBAND: We understand that the standard broadband download speed at the property is around 25 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 900 Mbps. Data taken from checker.ofcom.org.uk on 22/05/2025. Actual service availability at the property or speeds received may be different.

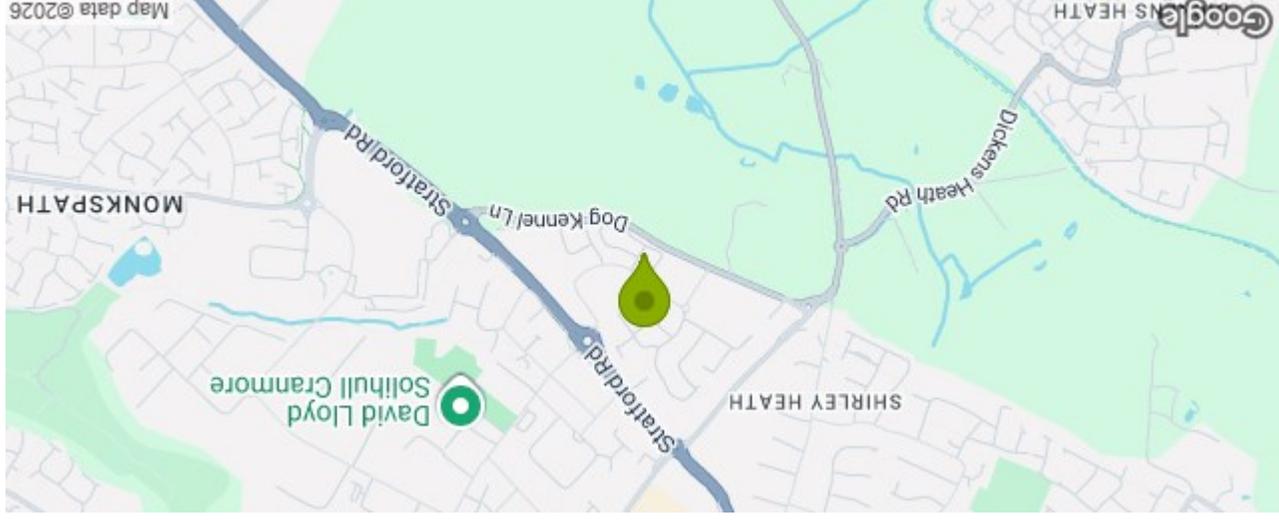
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 25/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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.



**64 Handford Crescent Shirley Solihull B90 4FE
Council Tax Band: F**

Energy Efficiency Rating	
Potential	94
Current	84
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	
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.

