

A yellow oval logo with a green border containing the text 'melvyn Danes ESTATE AGENTS'.

melvyn  
**Danes**  
ESTATE AGENTS

A white text overlay on a green background.

Richard Lewis Way

A white text overlay on a green background.

Shirley

A white text overlay on a green background.

Offers Around £215,000

## Description

Oakview, Richard Lewis Way, a small development of modern apartments, most conveniently located for the amenities of Shirley Town Centre.

The main shopping centre in Shirley just a short walk away and offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys 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 railway station 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.

The gated development which is situated next to Shirley Park is accessed via automated gates with communal area with an allocated parking space and a path to secure communal entrance lobby with stairs and a lift giving to the upper floors. Accessed from the second floor landing, a short distance from the lift is an entrance door leads to the accommodation comprising in brief of reception hallway, a beautifully presented open plan living space with integrated Bosch appliances, master bedroom with en-suite, additional good size bedroom, bathroom and storage cupboard having space and plumbing for washing machine. The property benefits from being offered with



**Accommodation**

- SECURE COMMUNAL ENTRANCE**
- RECEPTION HALLWAY**
- OPEN PLAN LIVING SPACE**  
21'4" x 15'10" max (6.50m x 4.83m max)
- MASTER BEDROOM**  
11'2" x 15'10" max (3.40m x 4.83m max)
- EN-SUITE**
- BEDROOM TWO**  
11'8" x 9'0" (3.56m x 2.74m)
- BATHROOM**
- LAUNDRY CUPBOARD**
- ALLOCATED PARKING SPACE**



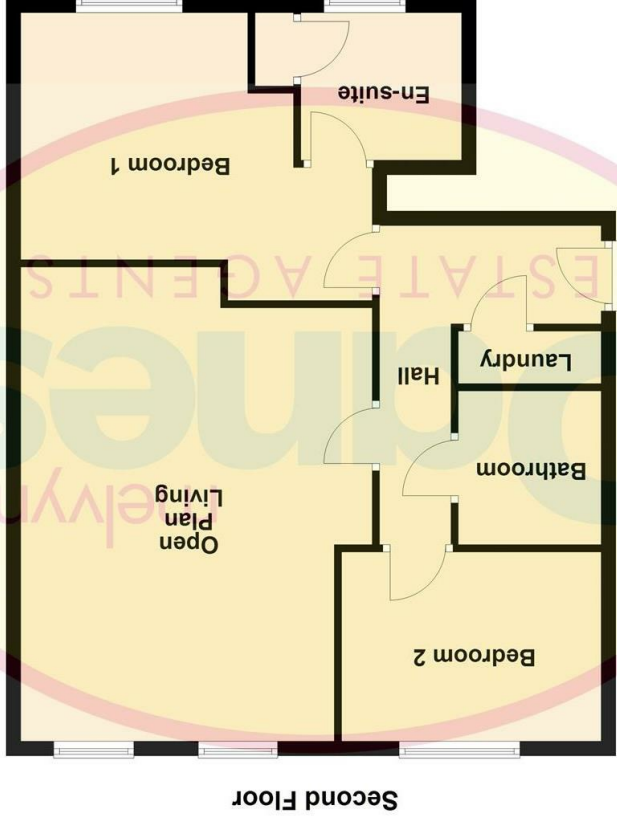
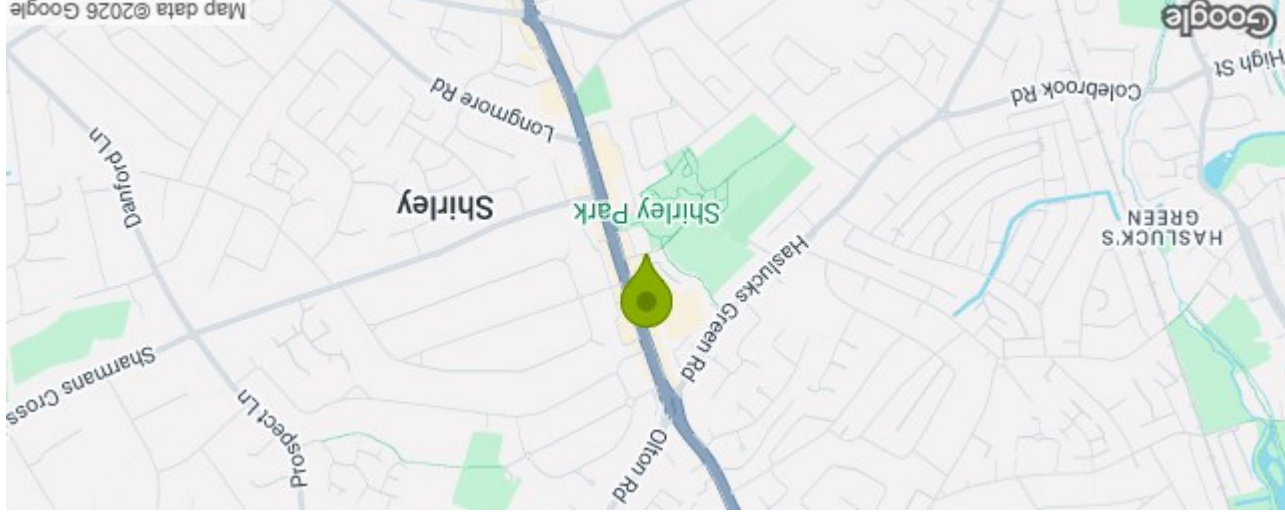
**TENURE:** We are advised that the property is offered with a Share of Freehold. There is a service charge of £1,306 half yearly.

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 03/07/2025 we understand that the standard broadband download speed at the property is around 17 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1000 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.



**Block B Richard Lewis Way Shirley Solihull B90 3FX**

**Council Tax Band: D**

Energy Efficiency Rating	
Potential	85
Current	85
Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
Not energy efficient - higher running costs	
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.