

for sale

offers over **£279,950** Freehold

## Ashwell Drive Shirley Solihull B90 3LR

A well-located two-bedroom mid-terrace property, ideally positioned within walking distance of bus routes and local shops. Conveniently close to the Stratford Road with easy access to Solihull Town Centre, the home also benefits from being within the highly regarded Tudor Grange School catchment.

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- Energy Rating: D
- TUDOR GRANGE CATCHMENT
- TWO BEDROOMS
- CLOSE TO BUS ROUTE
- NEAR TO LOCAL SHOPS,  
STRATFORD ROAD AND SOLIHULL

# Property Details

## Lounge

Double glazed window to front elevation, central heating radiator and stairs to first floor accommodation.

## Kitchen

Double glazed window to rear elevation, French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, space and plumbing for washing machine, central heating radiator, spotlights, central heating boiler housed.

## Bedroom One

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bathroom

shower, W.C, wash hand basin with vanity unit, heated towel rail, fully tiled walls and tiled flooring.

## Front Garden

Driveway providing off road parking, separate allocated parking space.

## Rear Garden

Patio area, gravel, outside tap and rear access.





To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
SOLIHULL B90 3AU

Property Ref: SHI208917 - 0016

Tenure:Freehold EPC Rating: D

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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