
melvyn
Danes
ESTATE AGENTS
Corley Close
Shirley
Offers Around £350,000

Description

This extended modern Bryant built semi detached house is situated on this popular development which benefits from being well situated for many local amenities in the area including Shirley railway station, which offers commuter services on the Birmingham to Stratford-upon-Avon line, and local shops sited in Haslucks Green Road. Local bus services operate in the area providing access to the City of Birmingham and surrounding areas.

We are advised that the property is situated within the Light Hall Senior School catchment, and is conveniently situated for Mill Lodge Junior and Infant School located nearby in Aqueduct Road. Also available in the area are Burman Infant School and Haslucks Green Junior School. On the main Stratford Road will also be found Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School. Education facilities are subject to confirmation from the Education Department.

Along the A34 Stratford Road is an excellent choice of shops which are augmented by the Superstores sited on the Retail Park in Marshall Lake Road. There is a thriving business community in Shirley which extends south down the A34 to the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to the Blythe Valley Business Park which is sited on the junction of the M42 motorway. A journey down the motorway will bring you to the junction with the A45, close to which are the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this semi detached property which has been extended on the ground floor to offering generous living accommodation which is presented to a good standard and requires internal inspection to be appreciated.













Accommodation

FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE
15'2" x 11'11" (4.62m x 3.63m)

DINING ROOM
15'1" x 10'6" (4.60m x 3.20m)

EXTENDED SITTING AREA
9'2" x 8'7" (2.79m x 2.62m)

EXTENDED KITCHEN
15'0" x 8'2" (4.57m x 2.49m)

UTILITY/WC
8'4" x 4'0" (2.54m x 1.22m)

SMALL SIDE GARAGE
10'3" x 8'8" (3.12m x 2.64m)

FIRST FLOOR LANDING

BEDROOM ONE
13'0" x 8'6" (3.96m x 2.59m)

BEDROOM TWO
10'8" x 8'5" (3.25m x 2.57m)

BEDROOM THREE
9'9" x 6'5" (2.97m x 1.96m)

SHOWER ROOM

DELIGHTFUL REAR GARDEN

AGENTS NOTE
The rear garden backs onto the River Cole which runs along Aqueduct Road. When the development was constructed in the early 1970's the larger garden was designed to accommodate the flood plain to the rear apportionment. The property itself was flooded internally in the May bank holiday floods in 2018 in a freak weather incident that resulted in many properties along the River Cole, the Stratford upon Avon Canal and Earlswood Lakes flooding. Since this time the local authorities and environment agencies have accepted their responsibility in the failings that lead to the flooding and many homeowners received grants to provide flood defence windows and doors, return valves and air bricks which have been installed in this particular property. To the vendors best knowledge the property had never previously flooded internally and hopefully as a result on the changes to the rear of the property including a new soak away area there will be no further problems going forward - and even if the water was to rise to the level of the house the flood defence doors would stop any water ingress.













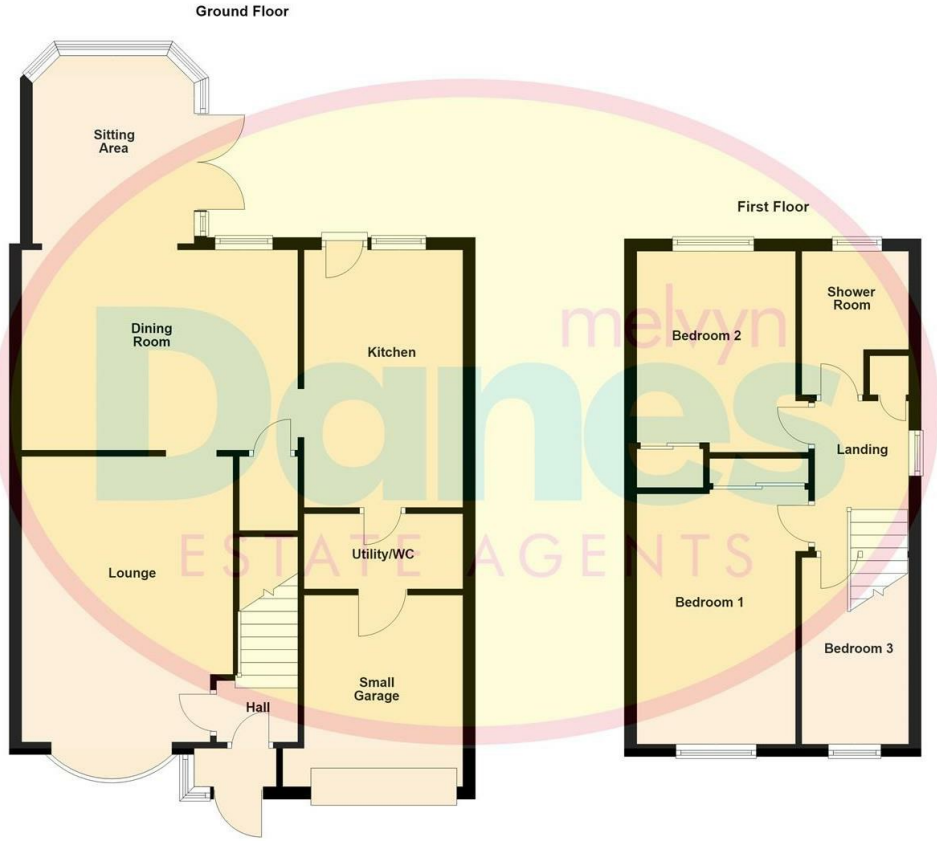
TENURE: We are advised that the property is Freehold.

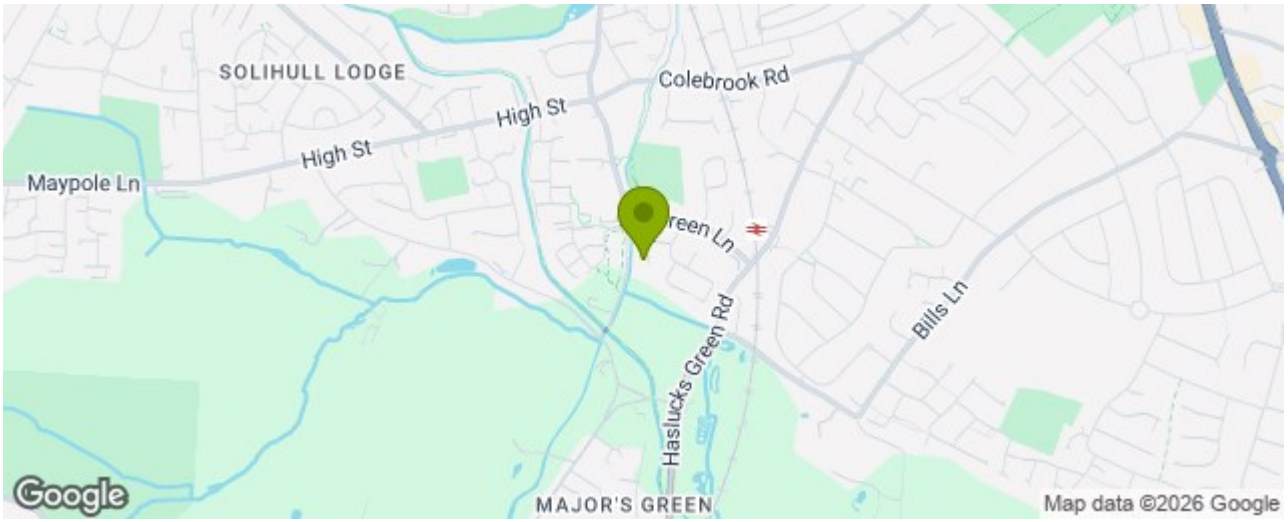
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.org.uk for broadband and mobile coverage at the property. From data taken on 18/08/2026 we understand that the standard broadband download speed at the property is around 3 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.

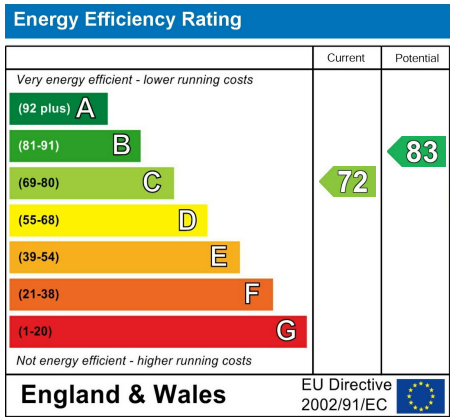
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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





28 Corley Close Shirley Solihull B90 1AL
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.

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk