



melvyn
Danes
ESTATE AGENTS

Snitterfield Drive
Shirley
Offers Around £250,000

Description

Snitterfield Drive was constructed by Taylor Wimpey approximately 17 years ago and is a smaller development of town houses and apartments, most conveniently located for the amenities of Shirley Town Centre.

The main shopping centre in Shirley is within a mile of the development and offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosteries 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.

This townhouse is well presented throughout and has an allocated parking space to the front of the property.



Accommodation

HALLWAY

KITCHEN

9'10" x 5'3" (3.00m x 1.60m)

LOUNGE DINER

14'8" max x 12'0" max (4.47m max x 3.66m max)

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE

8'10" x 12'0" (2.69m x 3.66m)

BEDROOM TWO

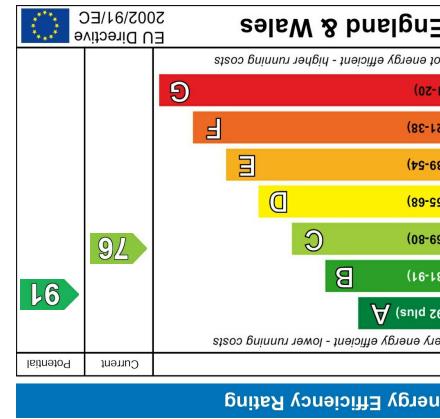
8'2" x 12'0" (2.49m x 3.66m)

SHOWER ROOM

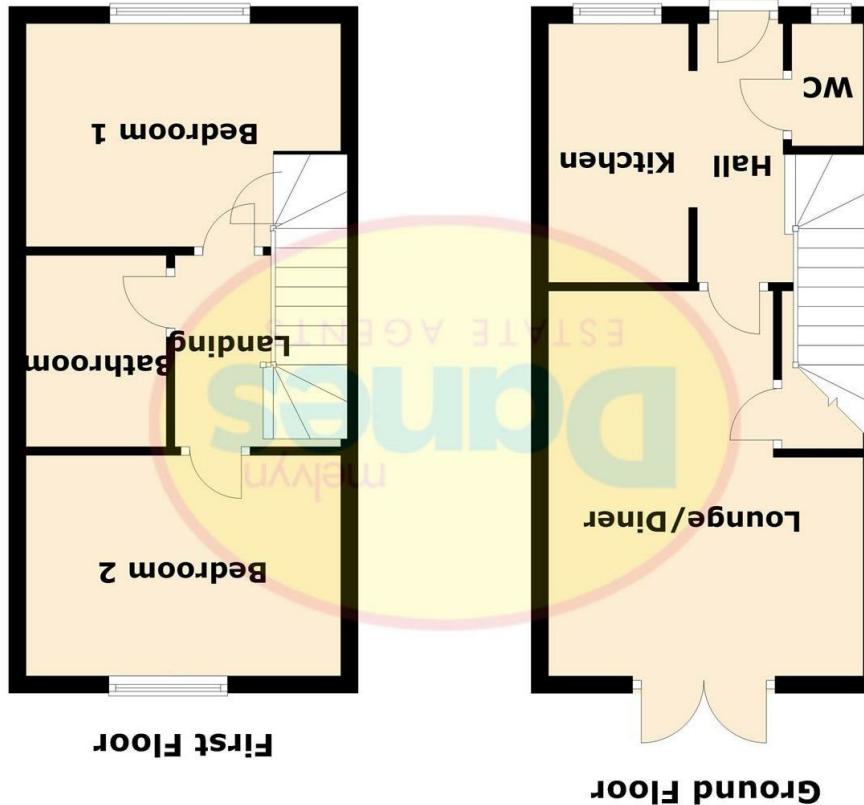
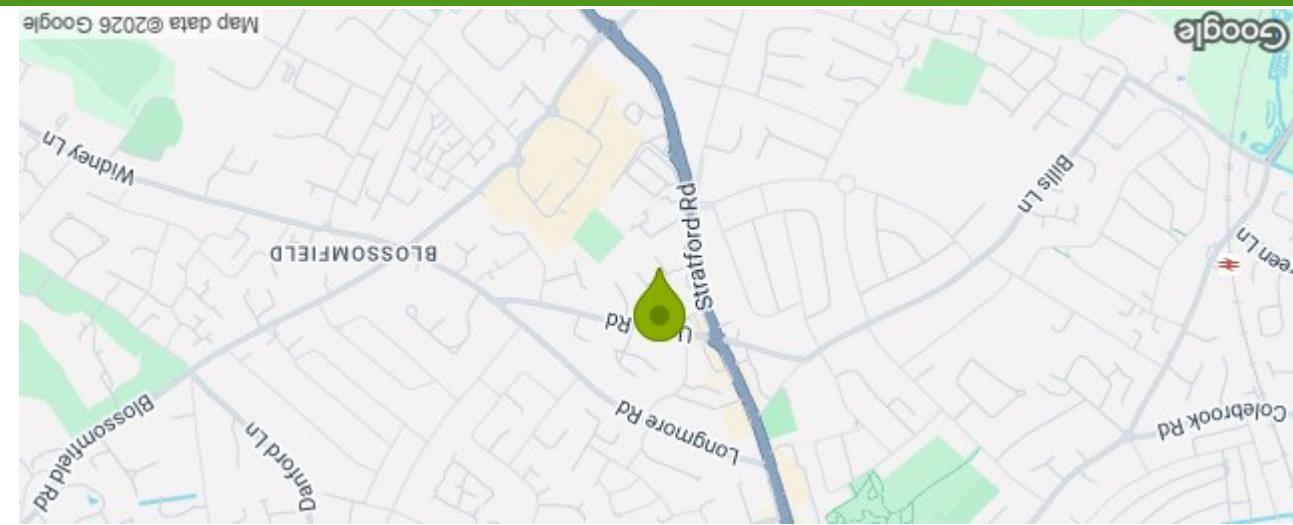
REAR GARDEN



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.



0 Snitterfield Drive Shirley Solihull B90 4AZ



MONY 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 intending purchasers, we may use thermal services which renew 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 the sale.

CONSUMER PROTECTION FROM UNFAIR PRACTICES REGULATIONS 2008: These particular rules 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 a copy of all legal and factual matters and information from their solicitor. Unconscious Consumers or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and buyers must obtain legal advice 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 warrant that they are in full working order or fit for their purpose. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these particulars or otherwise warrant that they are in full working order or fit for their purpose.

VIEWING: By appointment only with the office on the number below.
LOCATION: We understand that the property is located in Leyton. This is a mixed residential and commercial area with a mix of modern and older properties. The area is well-served by public transport, with several bus routes and the Central Line of the London Underground (DLR) nearby.
CHARACTER: Please note that certain services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/02/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold