
melvyn
Danes
ESTATE AGENTS
EVERSLEIGH COURT
80
EVERSLEIGH COURT
Aqueduct Road
Shirley
Offers In Excess Of £200,000

Description

Eversleigh Court is situated on the junction of Green Lane and Aqueduct Road within a location that feels open and spacious with pleasant surrounding views. The development was constructed by Bryant Homes in 2005 and has been well-maintained throughout its lifetime. The property is secured from the roadside behind remote control operated gates that open into the residents and visitor parking area which is surrounded by mature well tended grounds.

This property is conveniently located near many local amenities in the area, including local shops located on Colebrook Road and Haslucks Green Road, Shirley railway station, which offers commuter services on the Birmingham to Stratford-upon-Avon line and bus services that provide access to the City of Birmingham, Solihull Town Centre and surrounding areas.

We are advised that the property is situated within the catchment area for Light Hall Senior School and Mill Lodge Primary School, which is located nearby in Aqueduct Road. Education facilities are subject to confirmation from the Education Department.

There's an excellent choice of shops along the A34 Stratford Road, including the new Parkgate Shopping Centre, where you can find an Asda alongside other shops and restaurants. Parkgate is augmented by the superstores sited on the Retail Park on 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 forming the hub of teh midlands motorway network.

In an ideal location, for this first floor apartment, which is particularly well-proportioned and would make a perfect first purchase, downsize or investment, it really does need to be viewed to appreciate the size and standard of refurbishment throughout and the unique location to this development.

From the first floor landing accessed via the staircase from the secure ground floor entrance, a composite from door opens into the hallway with doors to the spacious lounge diner with casement windows to the front and open access into the refitted modern kitchen with integrated double oven, extractor and dishwasher, space for American fridge freezer, washing machine and tumble dryer.

The master bedroom has built in wardrobes and a refitted en suite shower room. Bedroom 2 is a double room with casement windows to the rear.

The bathroom has been refitted to a high standard.

There are well tended communal gardens, communal parking aloocated parking and secure electric gated access.













Accommodation

ENTRANCE HALLWAY

SPACIOUS LOUNGE DINER
22'7 x 11'03 max (6.88m x 3.43m max)

MODERN REFITTED KITCHEN
15'0 x 9'0 (4.57m x 2.74m)

MASTER BEDROOM
11'6 x 10'10 max (3.51m x 3.30m max)

REFITTED LUXURY EN SUITE

BEDROOM 2
11'9 x 11'3 max (3.58m x 3.43m max)

REFITTED LUXURY BATHROOM

WELL TENDED COMMUNAL GARDENS

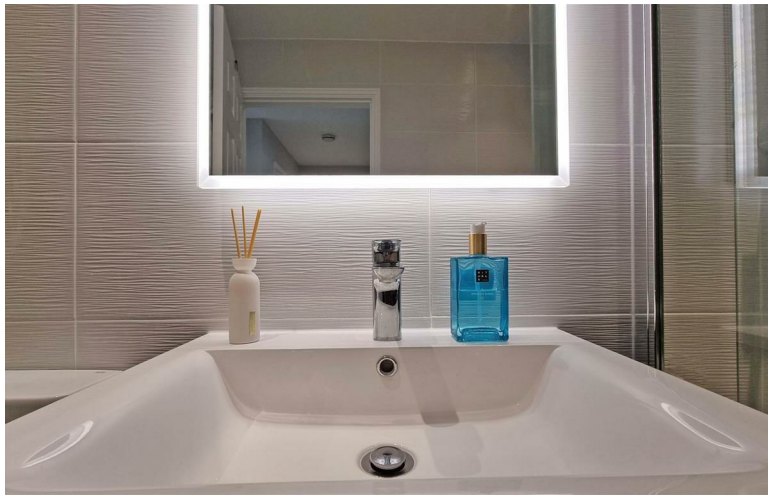
ALLOCATED & VISITOR PARKING

SECURE ELECTRIC GATED ENTRANCE













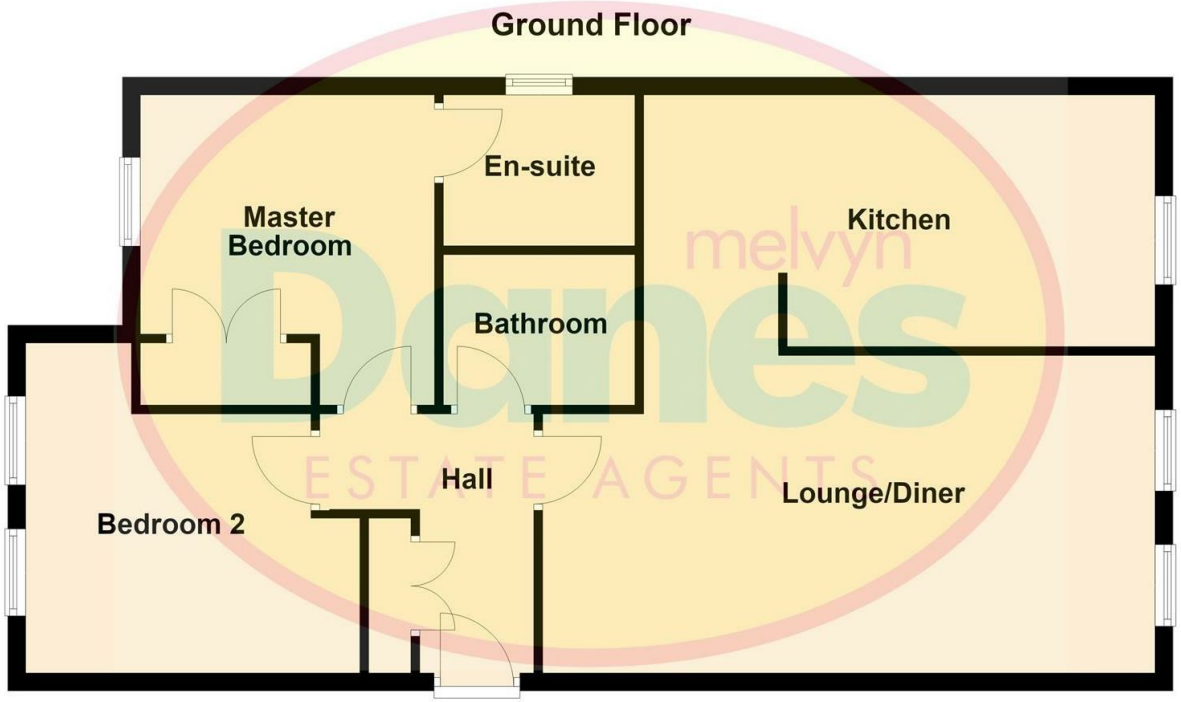
TENURE: We are advised that the property is Leasehold with approximately 102 years remaining on the lease and is subject to a current annual ground rent of £150. There is a service charge of approximately £1,800 which we are awaiting confirmation of from our seller.

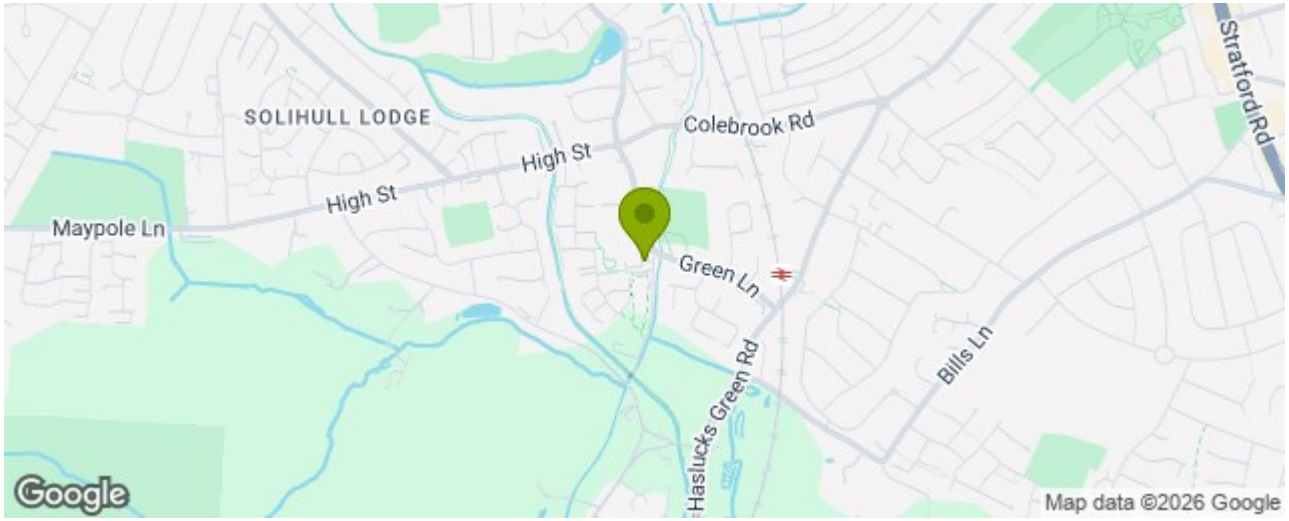
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 18/08/2025 we understand that the standard broadband download speed at the property is around 6 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.

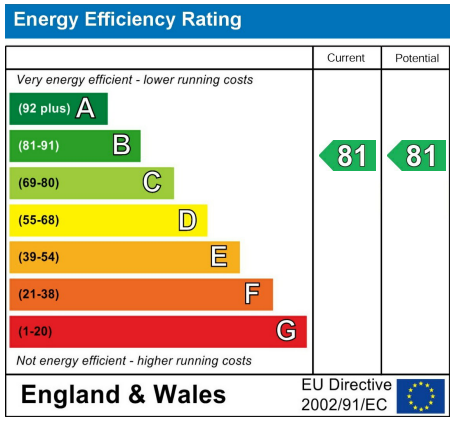
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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





Eversleigh Court Aqueduct Road Shirley Solihull B90 1BU
Council Tax Band: C



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.