



Plestowes Close, Shirley

Offers Over £230,000

- DRIVEWAY
- HALLWAY
- KITCHEN
- BATHROOM
- REAR GARDEN
- PORCH
- THROUGH LOUNGE DINER
- THREE BEDROOMS
- SEPARATE WC
- CONVENIENT LOCATION

Plestowes Close is located off Green Hill Way which leads directly from the Stratford Road adjacent to a small parade of local shops with convenience store and also being close to a Tesco Supermarket. There is walkway access to Streetsbrook Road from Green Hill Way, one of the main artery roads leading into Solihull town centre.

Frequent bus services operate along the A34 providing access to the City of Birmingham and surrounding areas or to the town centre of Solihull.

There is an excellent range of shops sited along the A34 including the nearby Tesco's supermarket. These extend from the Robin Hood island through the town centre of Shirley to the superstores sited on the retail park in Marshall Lake Road. There are also restaurants and hostelrys and access to the Community Centre and Shirley Park leading from the A34.

Close to the property is the junction with Haslucks Green Road along which is Shirley Station from where train services operate to Birmingham and Stratford upon Avon.

The A34 provides easy road access to the M42 motorway which in turn provides access, via its junction with the A45, to The National Exhibition Centre, Birmingham International Station and Airport.

A convenient location therefore for this modern end town house which is accessed via a tarmacadam driveway which leads to a double glazed door which opens to the

PORCH

Having single glazed entrance door leading to

HALLWAY

Having single glazed window to the side of the front door, ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the kitchen and

LOUNGE DINER



LOUNGE AREA 14'6" x 10'0" (4.42m x 3.05m)



Having double glazed bow window to front aspect, two ceiling light points, central heating radiator and coved cornice to ceiling

DINING AREA 10'1" x 7'4" (3.07m x 2.24m)

Having double glazed window to rear aspect, ceiling light point, central heating radiator and coved cornice to ceiling

KITCHEN 10'1" x 8'9" (3.07m x 2.67m)



Having double glazed door and window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker, under counter fridge and freezer, space and plumbing for washing machine, ceiling light point and wall mounted gas central heating boiler

FIRST FLOOR LANDING

Having ceiling light point and doors to the three bedrooms, bathroom, separate wc and storage cupboard

BEDROOM ONE

13'0" x 9'0" (3.96m x 2.74m)



Having double glazed window to front elevation, ceiling light point and central heating radiator

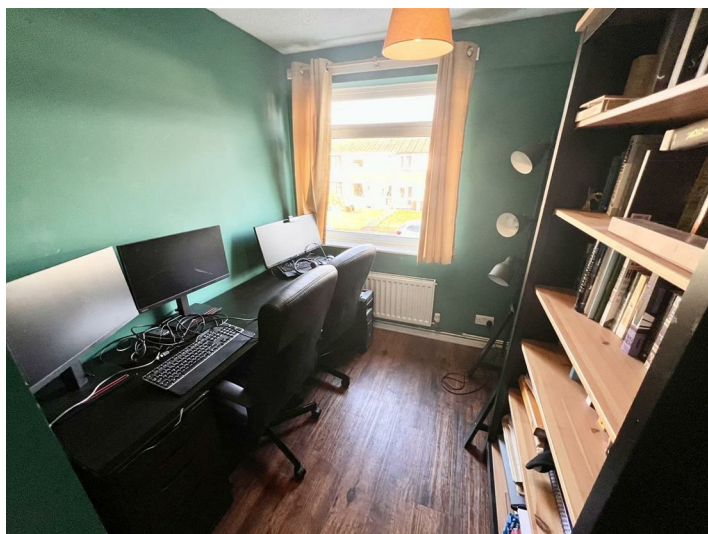
BEDROOM TWO

11'4" x 7'4" (3.45m x 2.24m)

Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM THREE

10'0" door recess x 7'0" (3.05m door recess x 2.13m)



Having double glazed window to front elevation, ceiling light point and central heating radiator

BATHROOM



Having double glazed window to rear elevation, panel bath with electric shower over, pedestal wash hand basin, ceiling light point and chrome heated towel rail

SEPARATE WC

Having double glazed window to rear elevation, low level wc and ceiling light point

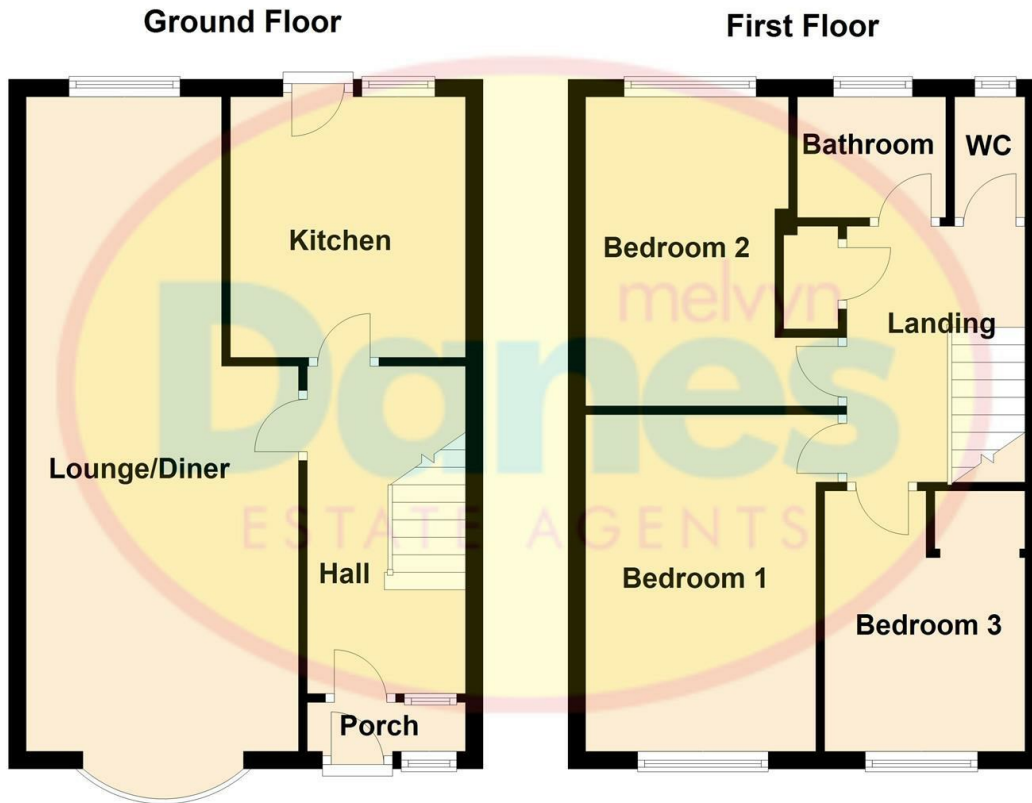
REAR GARDEN



Having paved patio with the rest laid mainly to lawn with gated access to the rear of the property and concrete built storage

FLOOR PLAN

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.



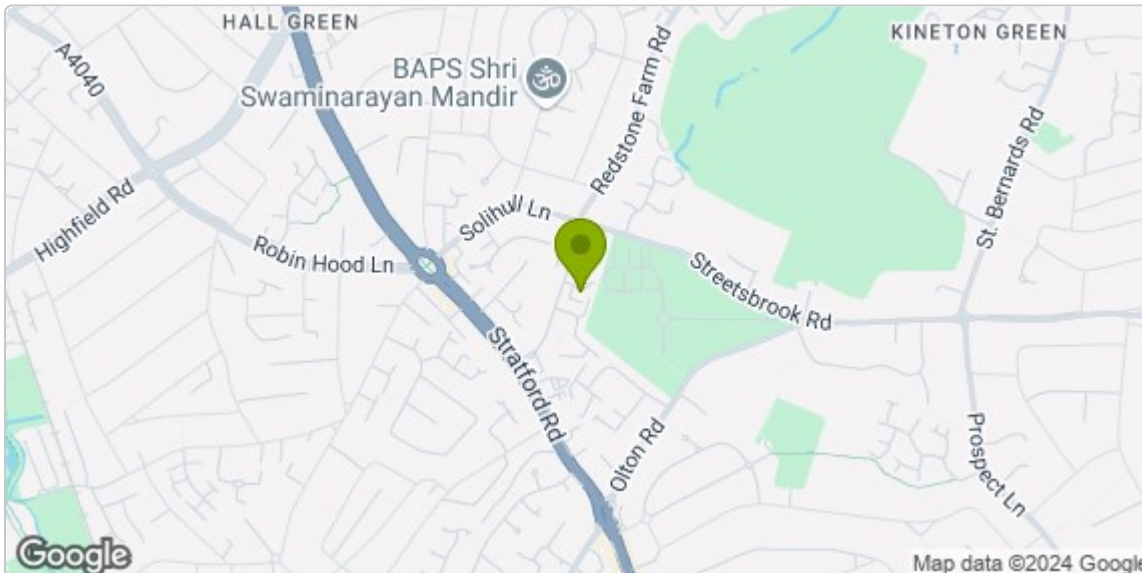
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

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.



Full Postal Address:
23 Plestowes Close Shirley
Solihull B90 3QA

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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