



# Ashwell Drive, Shirley

## Offers Around £279,950

- ENTRANCE LOBBY
- REFITTED DINING KITCHEN
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- DRIVEWAY PARKING
- LOUNGE
- CONSERVATORY
- BATHROOM
- SINGLE GARAGE
- POPULAR LOCATION



This well presented modern mews house is situated in a very pleasant courtyard position on this popular development built on the old Sharmans Cross Secondary School site just off Solihull Road.

Originally constructed by Wimpey Homes, this charming property is ideally positioned to take advantage of the amenities with both Shirley and Solihull. Regular bus services operate passing the end of the road which will take you into the centre of Solihull or into Shirley and on into the city centre of Birmingham and its outlying suburbs. There is a walk way onto Ralph Road from the cul-de-sac and likewise a walkway from Ralph Road into the centre of Shirley.

Along the A34 Stratford Road one will find an excellent choice of shopping facilities, ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the nearby Retail Park. There is also a wide choice of restaurants and hostleries on the Stratford Road, Community Centre and access to Shirley Park, a pleasant area of public open space. There is a thriving business community along the Stratford Road, which extends up onto the Cranmore, Widney & Monkspath Business Parks, and through here to the Provident and Blythe Valley Business Parks, which straddle the junction of the M42 motorway, a journey down which will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Alternatively, one could choose to shop in the town centre of Solihull, which is approximately 2 miles distant, and here one will find comprehensive shopping facilities with departmental stores and the Touchwood Development with recreational facilities and shops.

Situated in this small block paved courtyard, a pathway is flanked by a small walled foregarden. A UPVC double glazed front door opens directly to the

### **ENTRANCE LOBBY**

Having ceiling light point, tiled flooring, central heating radiator and door opening to the

### **LOUNGE**

**14'0" x 12'6" max (4.27m x 3.81m max)**



Having UPVC double glazed window to the front, open tread staircase rising to the first floor, two ceiling light points and door opening to the

### **REFITTED DINING KITCHEN 12'7" x 9'2" (3.84m x 2.79m)**



Having double glazed window to the rear and sliding double glazed doors opening to the conservatory, two ceiling light points, central heating radiator and being fitted with a range of modern high gloss cream wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, inset electric hob with extractor canopy over and electric oven below, integrated fridge, freezer, slimline dishwasher and washing machine



## CONSERVATORY

**12'0" max x 9'5" max (3.66m max x 2.87m max )**

Having double glazed windows and double opening doors to the rear garden and ceiling light point

## FIRST FLOOR LANDING

having ceiling light point, doors off to two bedrooms and bathroom and loft hatch access with pull down ladder leading to a partially boarded loft space with light

## BEDROOM ONE

**12'7" max x 9'7" (3.84m max x 2.92m)**



Having ceiling light point, central heating radiator, built in wardrobes providing hanging rail and shelf storage, UPVC double glazed window to the front and door opening to the AIRING CUPBOARD housing the combination central heating boiler

## BEDROOM TWO

**12'7" max x 6'7" (3.84m max x 2.01m)**

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

## BATHROOM



Having extractor fan, ceiling light point, panelled bath with electric shower over and tiled surround, concealed cistern WC, vanity wash hand basin, chrome heated towel rail and tile effect flooring

## OUTSIDE

## REAR GARDEN

Having defined boundaries and gated rear access

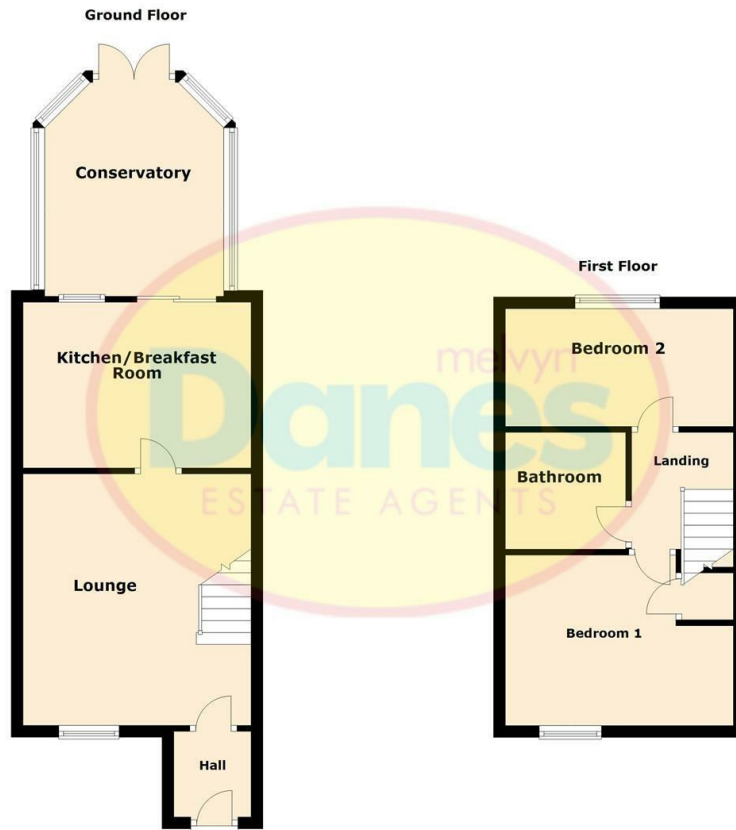
## SINGLE GARAGE

Having up and over door to the front driveway, light and power. In front of the garage is a driveway and to the side of this is a shrubbed area which also belongs to number 12



## 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 but as yet we have not been able to verify this.

### VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

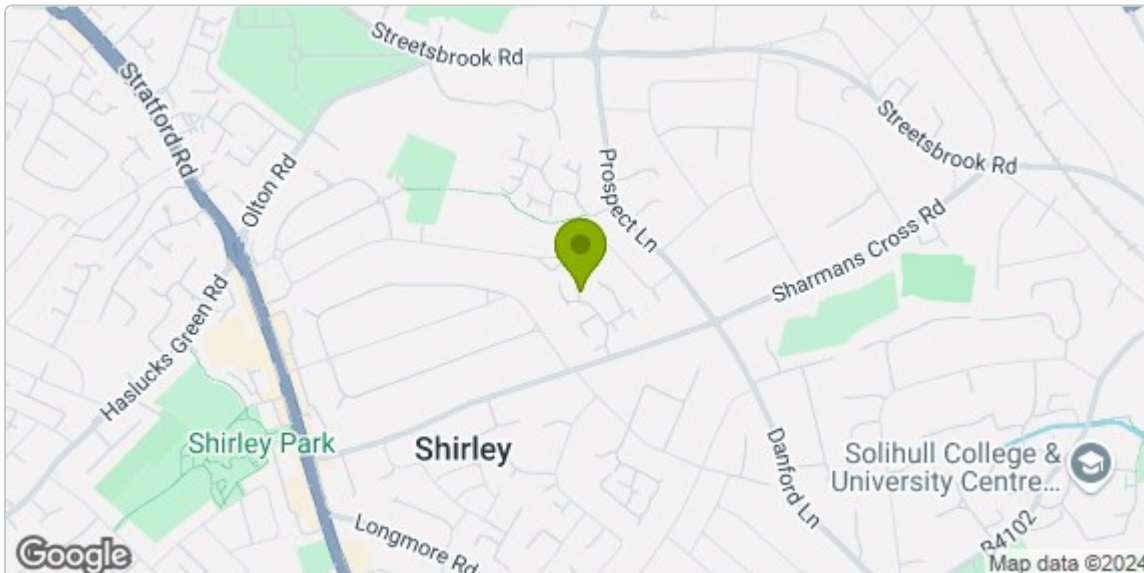
### COUNCIL TAX - Band D

### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Full Postal Address:**  
**12 Ashwell Drive Shirley**  
**Solihull B90 3LR**

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

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