



# Moorlands Drive, Shirley

## Offers Around £379,950

- PORCH ENTRANCE
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- SEPARATE WC
- REAR GARDEN
- RECEPTION HALLWAY
- KITCHEN
- BATHROOM
- GARAGE & DRIVEWAY
- VIEWING ESSENTIAL

Moorlands Drive is a popular road conveniently located for the amenities of Shirley. There are good schools in the area, with infant schooling being at Blossomfield Infant School and junior schooling at nearby Shirley Heath School, which leads from Union Road. We are advised that secondary schooling is in the popular Tudor Grange catchment. All school catchments are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys 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 train station in Haslucks Green Road, 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.

A most convenient location therefore for this modern detached bungalow which sits back from the road behind a front tarmac driveway flanked by a block paved foregarden with inset shrub bed. A UPVC double glazed front door opens to the

#### **PORCH ENTRANCE**

Having UPVC double glazed windows to the front and side, ceiling light point and glazed door opening to the

#### **RECEPTION HALLWAY**

Having cloaks storage cupboard, ceiling light point and door opening to the

#### **LOUNGE DINER**

**19'10" x 12'3" overall (6.05m x 3.73m overall)**



Having UPVC double glazed windows to the front and side, two ceiling light points, two central heating radiators and feature fireplace with inset fire



#### **KITCHEN**

**12'0" x 9'2" (3.66m x 2.79m)**



Having UPVC double glazed door and window to the side, ceiling light point, central heating radiator and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with gas hob and extractor canopy over, tiled flooring, space and plumbing for washing machine and two under work surface appliance spaces

#### **SIDE PASSAGEWAY**

Having two wall light points, door to the rear garden, double glazed door to the front and sliding door to the garage

**BEDROOM ONE**  
**15'2" x 10'7" (4.62m x 3.23m)**



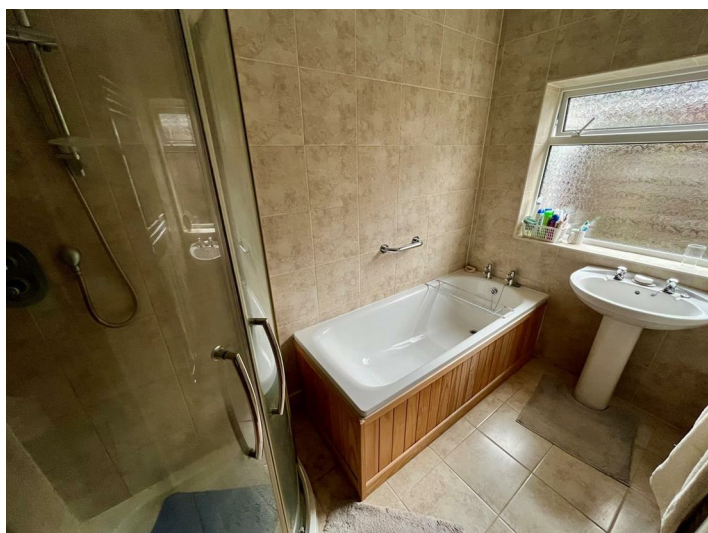
Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

**BEDROOM TWO**  
**12'7" x 9'0" (3.84m x 2.74m)**



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

**BATHROOM**



Having UPVC double glazed window to the side, ceiling light

point, heated towel rail, panelled bath, pedestal wash hand basin, tiled flooring and quadrant shower enclosure

**SEPARATE WC**

Having UPVC double glazed window to the side, ceiling light point and low level WC

**OUTSIDE**

**INTEGRAL GARAGE**  
**16'0" x 7'10" (4.88m x 2.39m)**

Having up and over door to the front, UPVC double glazed window to the side, light, power, central heating boiler, outside tap and up and over door to the front

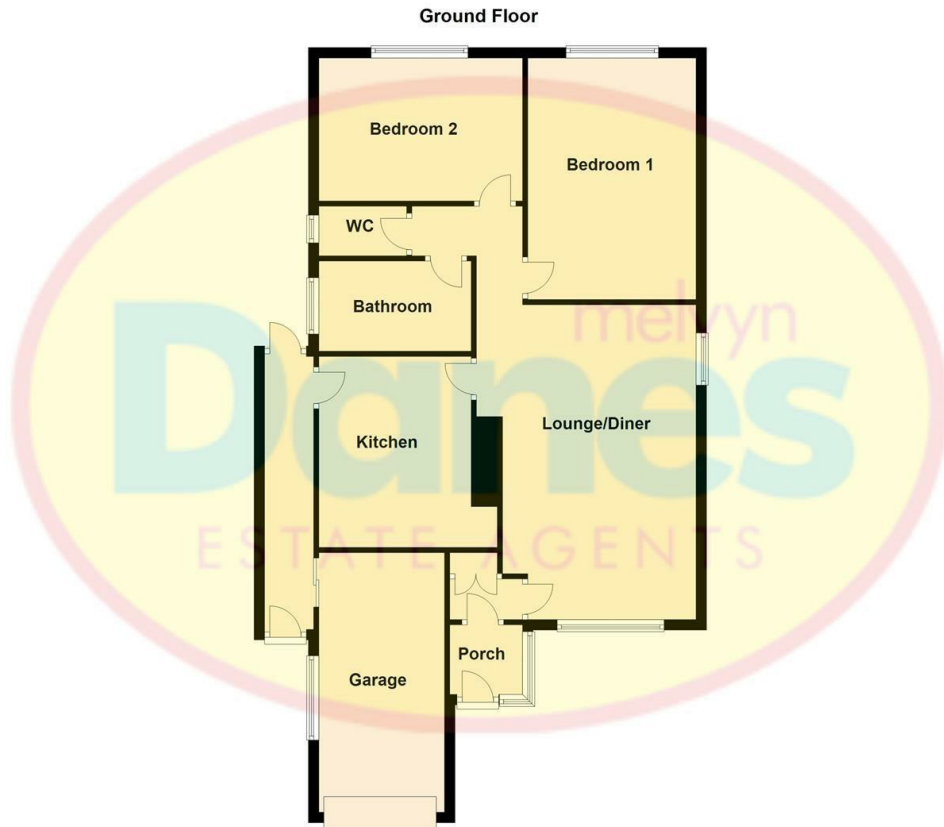
**REAR GARDEN**



Having gated side access and having coniferous screening to the rear, paving with well stocked flower beds

## 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.

### COUNCIL TAX BAND

We understand that property is a band E

### VIEWING

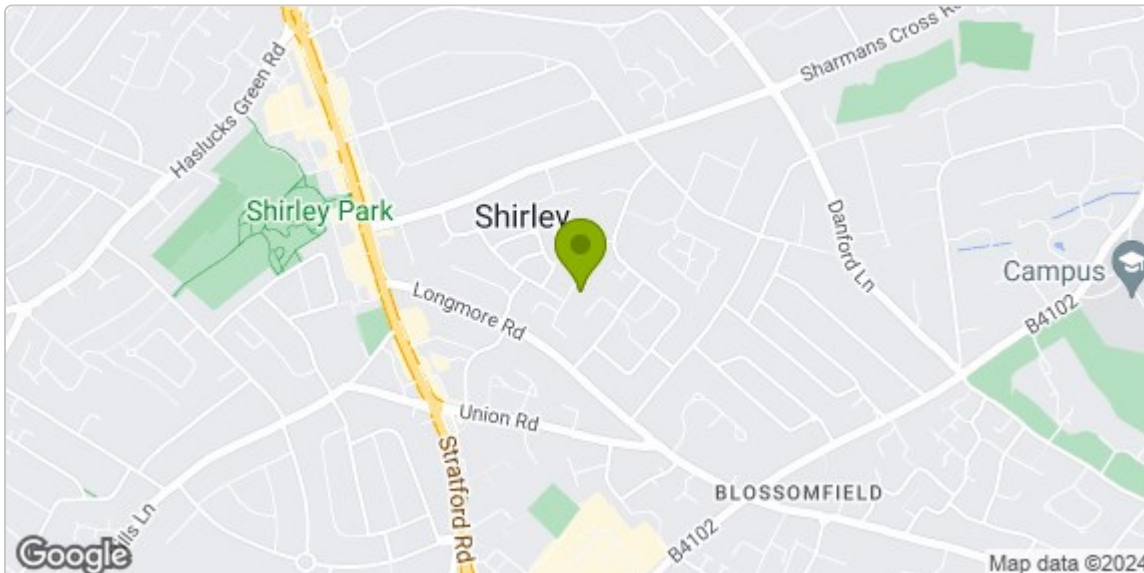
By appointment only please with the Shirley office on 0121 744 2801.

### 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:

126 Moorlands Drive Shirley  
Solihull B90 3RF

### Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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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