



Corley Close, Shirley

Offers Around £339,950

- PORCH & HALLWAY
- DINING ROOM
- GROUND FLOOR SHOWER ROOM
- BATHROOM
- DELIGHTFUL REAR GARDEN
- LOUNGE
- REFITTED KITCHEN
- THREE BEDROOMS
- SIDE STORE
- NO UPWARD CHAIN

This extended modern Bryant built semi detached house is situated on this popular development which benefits from being well situated for many local amenities in the area including Shirley railway station, which offers commuter services on the Birmingham to Stratford-upon-Avon line, and local shops sited in Haslucks Green Road. Local bus services operate in the area providing access to the City of Birmingham and surrounding areas.

We are advised that the property is situated within the Light Hall Senior School catchment, and is conveniently situated for Mill Lodge Junior and Infant School located nearby in Aqueduct Road. Also available in the area are Burman Infant School and Haslucks Green Junior School. On the main Stratford Road will also be found Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School. Education facilities are subject to confirmation from the Education Department.

Along the A34 Stratford Road is an excellent choice of shops which are augmented by the Superstores sited on the Retail Park in 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. A journey down the motorway will bring you to the junction with the A45, close to which are the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this semi detached property which sits back from the road behind a front gravel driveway which leads to a UPVC double glazed front door which opens to the

PORCH ENTRANCE

Having UPVC double glazed front door opening to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor and door opening to the

LOUNGE

15'0" max x 12'0" max (4.57m max x 3.66m max)



Having UPVC double glazed bow window to the front, ceiling light point, central heating radiator and door opening to the

DINING ROOM

15'7" x 10'6" (4.75m x 3.20m)



Having UPVC double glazed double opening french style doors and window to the rear garden, two ceiling light points, understairs storage cupboard, central heating radiator and door opening to the

REFITTED KITCHEN

10'7" x 8'6" (3.23m x 2.59m)



Having UPVC double glazed door and window to the rear garden, ceiling light point, central heating radiator, courtesy door to the side store and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven, microwave and dishwasher

SIDE STORE

Having up and over door to the front driveway, ceiling light point, raised step defining an unseparated utility area which has plumbing for a washing machine and door opening to the

GROUND FLOOR SHOWER ROOM

Having ceiling light point, electric fan heater, quadrant shower cubicle, pedestal wash hand basin and WC

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, cupboard housing the combi boiler and doors off to three bedrooms and bathroom

BEDROOM ONE

13'0" x 8'5" (3.96m x 2.57m)



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



BEDROOM TWO

10'8" x 8'5" (3.25m x 2.57m)

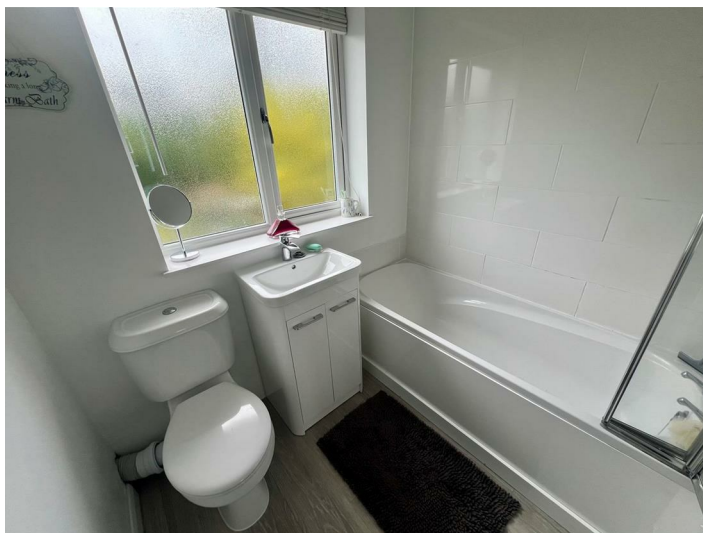
Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

BEDROOM THREE

9'8" max x 6'6" max (2.95m max x 1.98m max)

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

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, panelled bath with glazed screen and shower over, vanity unit with inset wash hand basin and low level WC

DELIGHTFUL REAR GARDEN



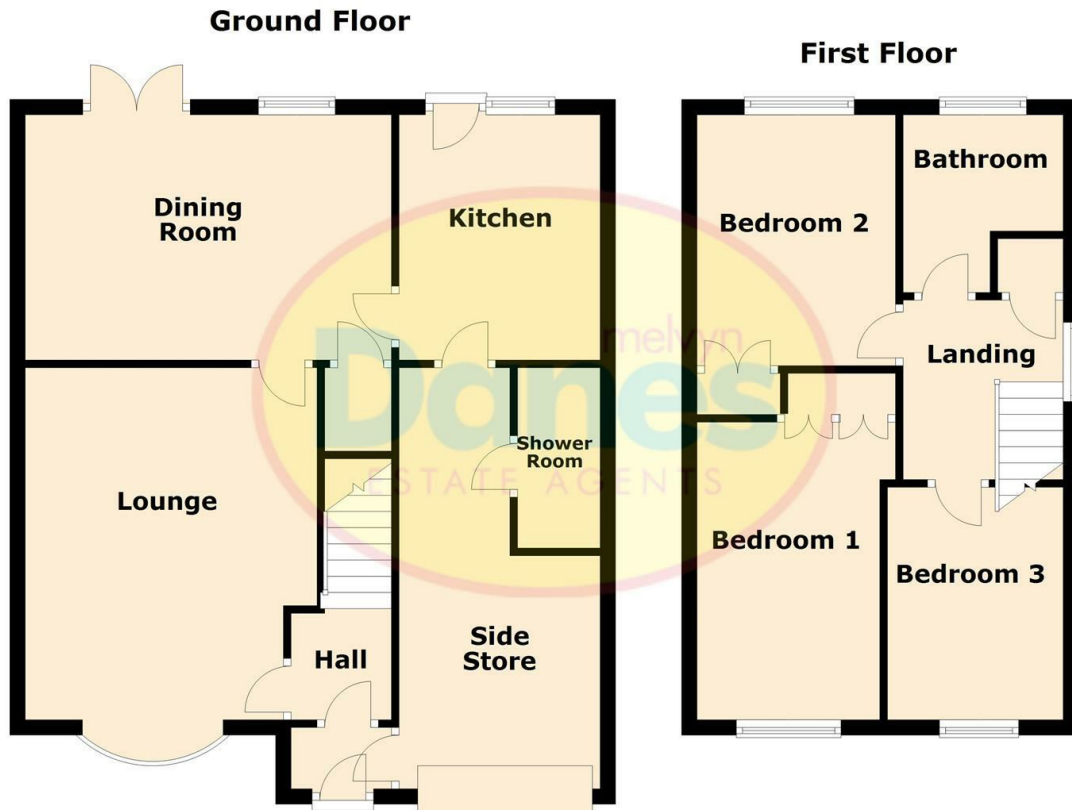
Having paved patio area with outside tap, electric point, shaped lawn beyond with well stocked borders, additional decked patio area with further lawn beyond and defined boundaries to the surround

AGENTS NOTE

The rear garden backs onto the River Cole which runs along Aqueduct Road. When the development was constructed in the early 1970's the larger garden was designed to accommodate the flood plain to the rear apportionment. The property itself was flooded internally in the May bank holiday floods in 2018 in a freak weather incident that resulted in many properties along the River Cole, the Stratford upon Avon Canal and Earlswood Lakes flooding. Since this time the local authorities and environment agencies have accepted their responsibility in the failings that lead to the flooding and many homeowners received grants to provide flood defence windows and doors, return valves and air bricks which have been installed in this particular property. To the vendors best knowledge the property had never previously flooded internally and hopefully as a result on the changes to the rear of the property including a new soak away area there will be no further problems going forward - and even if the water was to rise to the level of the house the flood defence doors would stop any water ingress.

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.

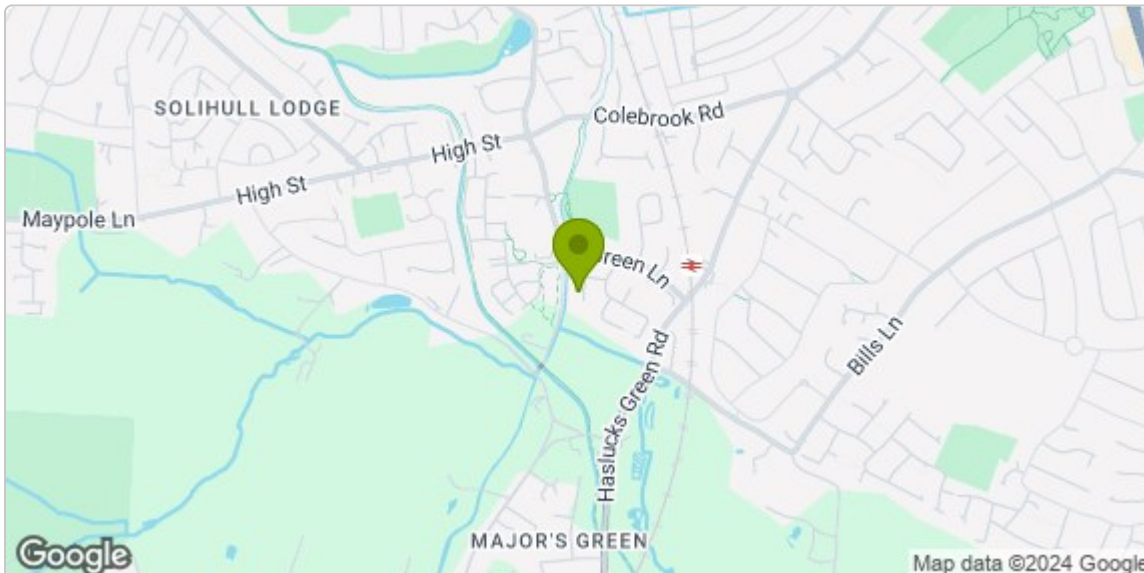


COUNCIL TAX BAND: D

TENURE: We are advised that the property is Freehold

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.



**Full Postal Address:
24 Corley Close Shirley
Solihull B90 1AL**

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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