

Berry Maud Lane, Shirley

Offers Around £259,950

- RECEPTION HALLWAY
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- FRONT DRIVEWAY
- VIEWING RECOMMENDED
- GUEST CLOAKS WC
- MODERN KITCHEN
- BATHROOM
- REAR GARDEN
- NO UPWARD CHAIN

Berry Maud Lane is located on this popular modern development that runs between the High Street and Aqueduct Road. Originally constructed by Persimmon Homes, this particular property occupies an enviable position in a small cul-de-sac off shoot having a wide road aspect feeling owing to a green area to the left hand side which number 91 overlooks.

There are local bus services which operate along High Street, Solihull Lodge, providing access to the A34 Stratford Road in Shirley, where there are numerous shops and business premises including the new Parkgate and Asda, and travelling south along the A34 one will pass Cranmore/Widney/Monkspath Business Parks and on to the M42 motorway, which forms the hub of the national motorway network, and provides access at its junction with the A45 Coventry Road to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Nearby Shirley Railway Station offers commuter services to Birmingham City Centre and beyond. Schools in the area include Peterbrook Primary School, Mill Lodge Primary School, and we are advised that the property currently falls into the Light Hall Senior School catchment, subject to confirmation from the Education Department.

An excellent location therefore for this modern end town house which occupies an enviable position with a private hedgerow aspect to the fore and sits back from the road behind a double width front driveway that leads to a front door with canopy porch over, that opens directly to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and doors opening to the lounge diner, kitchen and

GUEST CLOAKS WC

Having low level WC, corner pedestal wash hand basin, ceiling light point, UPVC double glazed window to the front and central heating radiator

MODERN KITCHEN

9'11" x 6'3" (3.02m x 1.91m)



Having UPVC double glazed window to the front, ceiling light point, kick board heater and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy

over, space and plumbing for washing machine and full height appliance space

LOUNGE DINER

13'5" max x 12'11" max (4.09m max x 3.94m max)



Having UPVC double glazed double opening doors to the rear garden, ceiling light point, understairs storage cupboard and two central heating radiators



FIRST FLOOR LANDING

Having loft hatch access, ceiling light point and doors opening to two bedrooms and bathroom

BEDROOM ONE

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



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

BEDROOM TWO

13'0" x 8'4" max (3.96m x 2.54m max)



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

BATHROOM

Having UPVC double glazed window to the side, ceiling light point, heated towel rail, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin and low level WC

REAR GARDEN



Having paved patio area, lawn with fenced surround, garden shed and gated side access

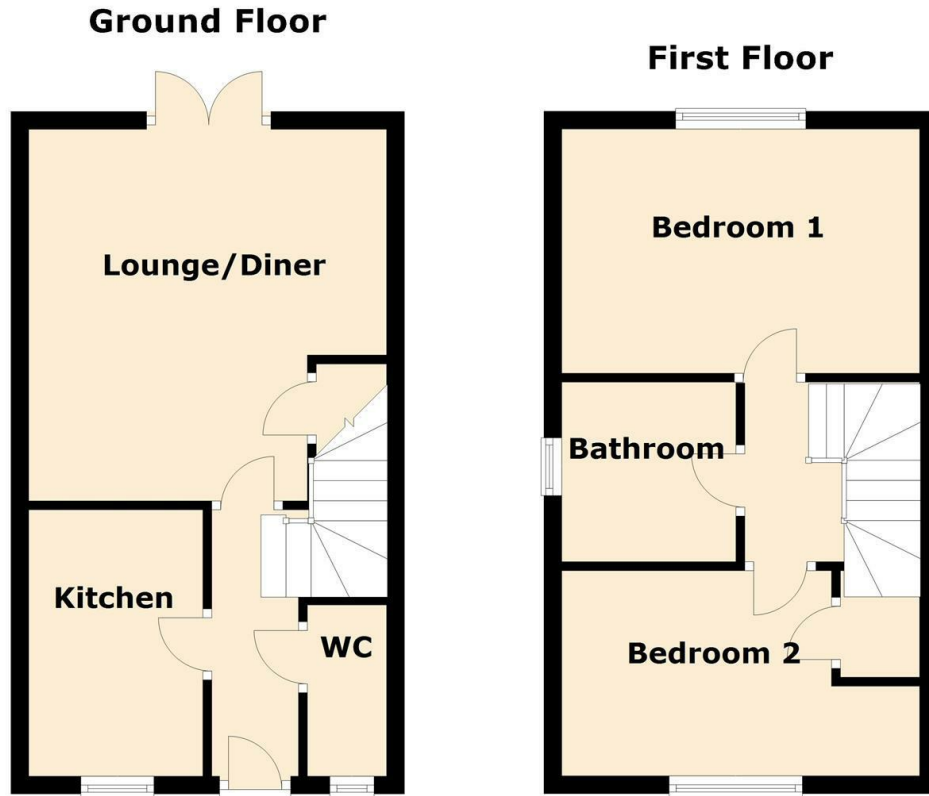


AGENTS NOTE

The photographs used in this presentation were taken prior to the current tenants occupation

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 C

TENURE

We are advised that the property will be sold Freehold upon completion but as yet we have not been able to verify this.

VIEWING

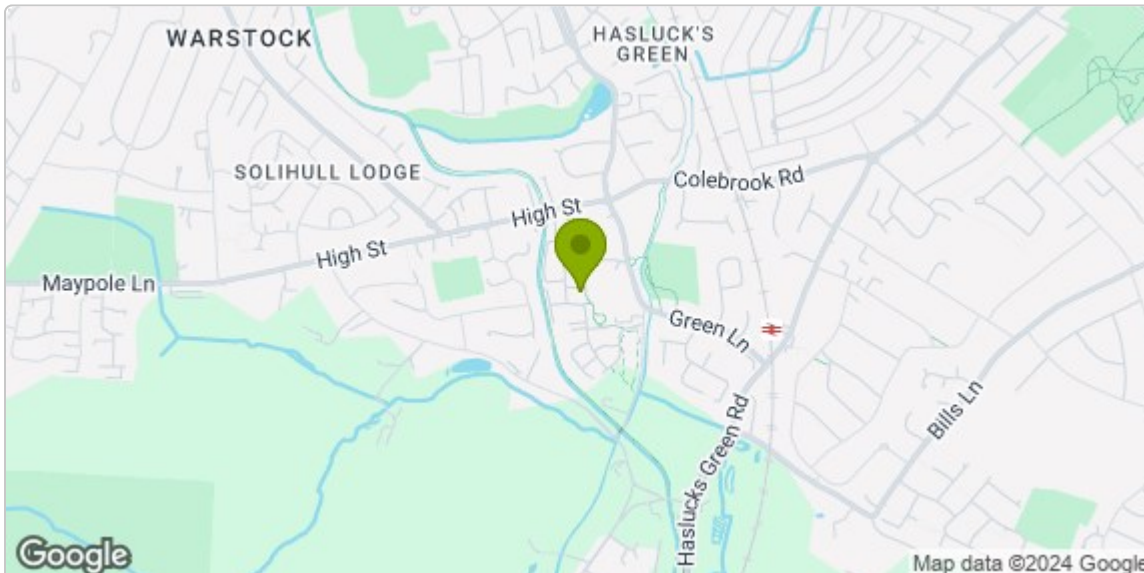
By appointment only please with the Shirley office on 0121 744 2801.

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:

91 Berry Maud Lane Shirley
Solihull B90 1BY

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales		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