



Moorlands Drive, Shirley

Offers Around £450,000

- ENTRANCE LOBBY
- EXTENDED DINING ROOM
- GROUND FLOOR SHOWER ROOM
- BATHROOM
- DRIVEWAY
- THROUGH LOUNGE
- BREAKFAST KITCHEN
- THREE DOUBLE BEDROOMS
- SINGLE GARAGE
- REAR GARDEN

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 extended modern detached house which is set back from the road behind a front tarmac driveway with foregarden. A UPVC double glazed front door opens to the

ENTRANCE LOBBY

Having UPVC double glazed window to the side, tiled flooring and glazed door opening to the

THROUGH LOUNGE

24'5" x 14'7" max (10'11" min) (7.44m x 4.45m max (3.33m min))



Having UPVC double glazed window to the front and sliding double glazed doors opening to the rear garden, two ceiling light points, two central heating radiators, doors opening to the dining room and kitchen and concealed staircase rising to the first floor accommodation

EXTENDED DINING ROOM 14'8" x 11'9" (4.47m x 3.58m)



Having UPVC double glazed window to the front and sliding double glazed patio style doors opening to the rear garden, laminate wooden flooring, ceiling light point and central heating radiator

BREAKFAST KITCHEN 11'3" x 10'0" (3.43m x 3.05m)

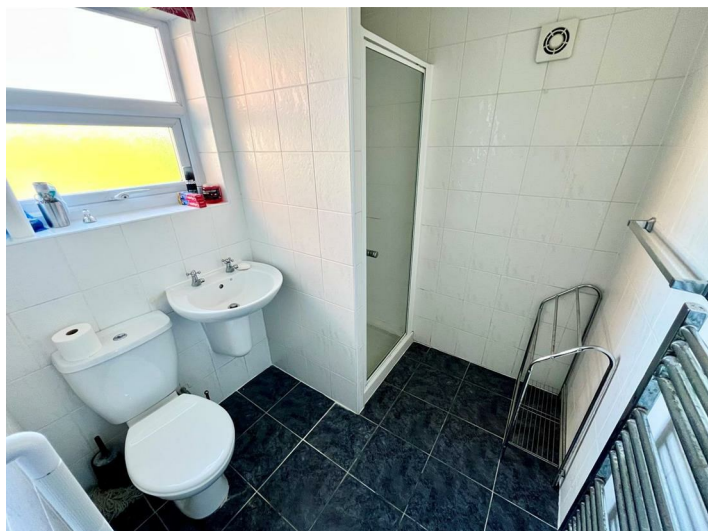


Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, understairs storage cupboard, wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, electric cooker point with extractor canopy over and space with plumbing for an automatic washing machine

SIDE PASSAGEWAY

Having doors to the front and rear and door opening to the

GROUND FLOOR SHOWER ROOM



Having UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, shower enclosure, semi pedestal wash hand basin, low level WC and complementary wall and floor tiling

LANDING

Having UPVC double glazed window to the side, loft hatch access and doors off to three bedrooms, bathroom and airing cupboard

BEDROOM ONE

14'1" x 10'1" (4.29m x 3.07m)



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

BEDROOM TWO

11'4" x 10'11" (3.45m x 3.33m)

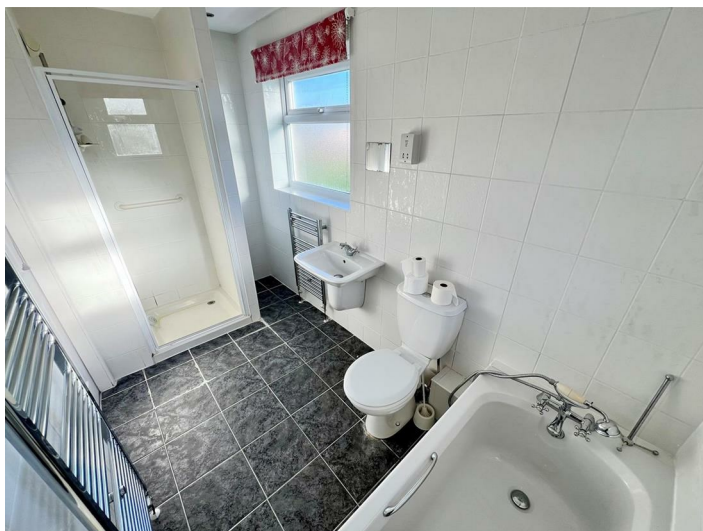
Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

11'0" x 10'0" (3.35m x 3.05m)

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

BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, complementary wall tiling, panelled bath, shower enclosure, semi pedestal wash hand basin and low level WC

SINGLE GARAGE

Having up and over door to the front driveway

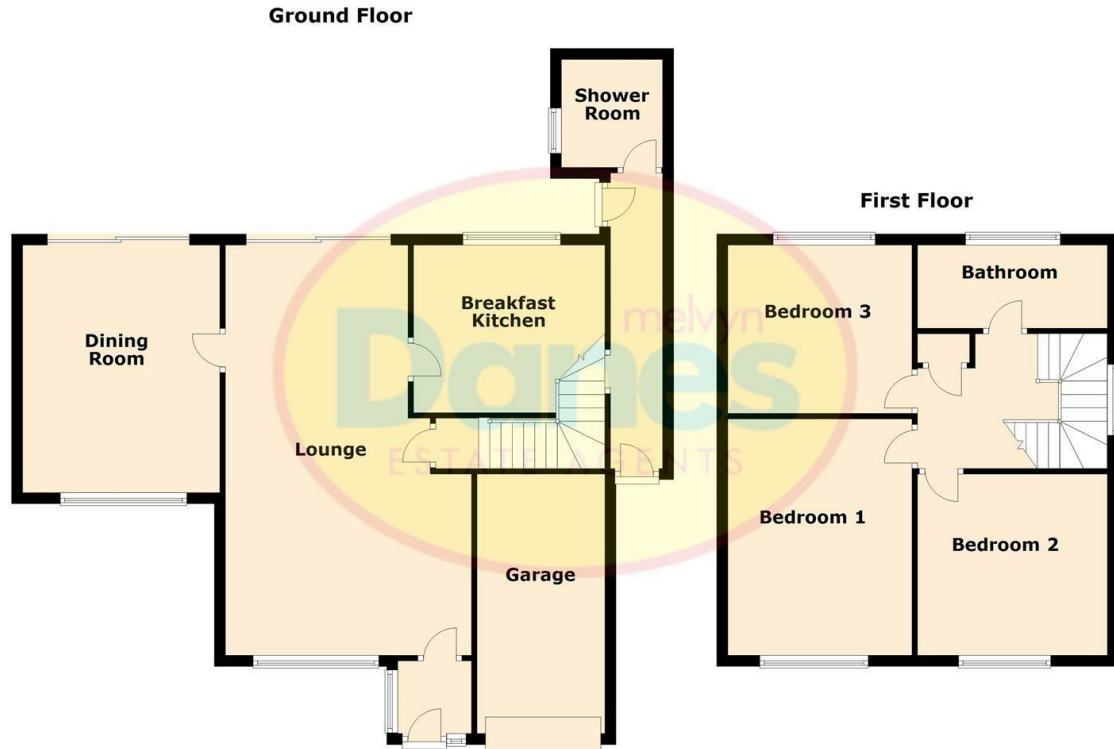
REAR GARDEN



Having paved patio area with lawn beyond and coniferous screening

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.

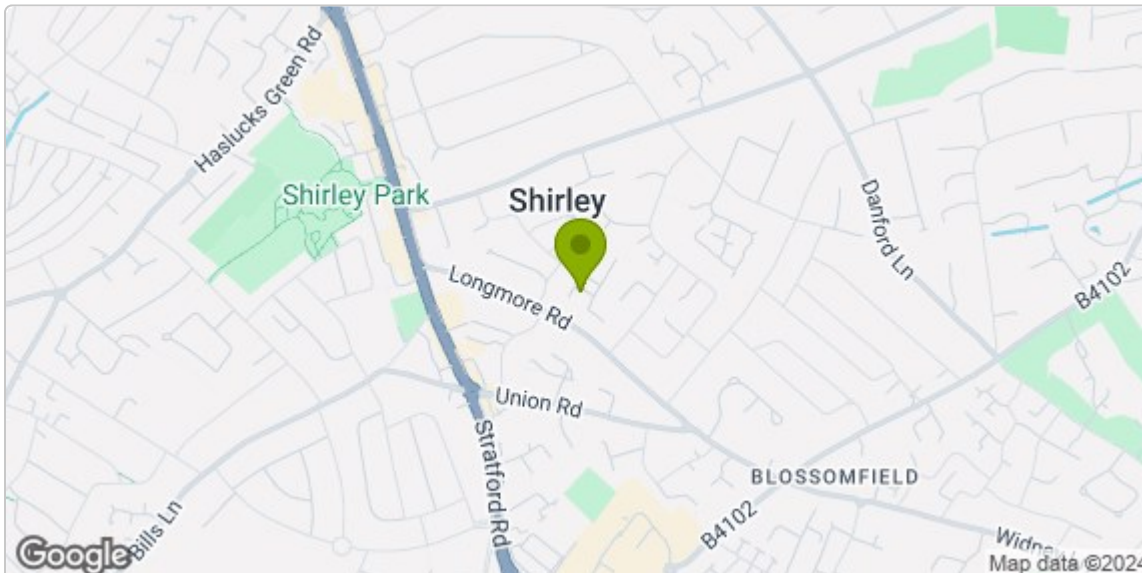
COUNCIL TAX - Band D

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:
88 Moorlands Drive Shirley
Solihull B90 3RE

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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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