

Berry Maud Lane, Shirley

Asking Price £114,000

- SHARED OWNERSHIP PROPERTY
- GUEST CLOAKS WC
- DINING KITCHEN
- EN SUITE SHOWER ROOM
- ALLOCATED PARKING
- RECEPTION HALLWAY
- LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN

Originally constructed by Persimmon Homes in 2014 and being sold on a shared ownership basis with Bromford Housing. The house is Leasehold and the remaining 60% is rented on a monthly basis for £499pcm including ground rent and service charge. Any purchaser once in occupation could purchase the whole of the property via a method called 'staircasing' where additional shares are purchased in up to three stages and the rent on the remaining share is altered to reflect this.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, Shirley, with primary education being at nearby Peterbrook School or Mill Lodge. Also on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities 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 Airport and Rail Station.

An ideal location therefore for this semi detached house which is accessed by a front paved pathway which leads to a part double glazed front door which opens to the

RECEPTION HALLWAY

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

GUEST CLOAKS WC

Having ceiling light point, UPVC double glazed window to the front, low level WC and wash hand basin



LOUNGE

14'8" x 11'8" (4.47m x 3.56m)

Having central heating radiator, ceiling light point, door opening to the kitchen diner and UPVC double glazed windows to the front and side

KITCHEN DINER

15'0" x 9'9" max (4.57m x 2.97m max)



Having UPVC double glazed window to the rear, double opening UPVC double glazed French style doors to the rear garden, two ceiling light points, central heating radiator, understairs storage cupboard 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, full height appliance space and space with plumbing for an automatic washing machine



LANDING

Having loft hatch access, ceiling light point, airing cupboard and doors off to three bedrooms and family bathroom

BEDROOM ONE
9'2" x 8'9" max (2.79m x 2.67m max)



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

EN SUITE SHOWER ROOM

Having UPVC double glazed window to the front, ceiling light point, extractor fan, glazed shower recess, pedestal wash hand basin and low level WC

BEDROOM TWO
8'9" x 8'4" (2.67m x 2.54m)

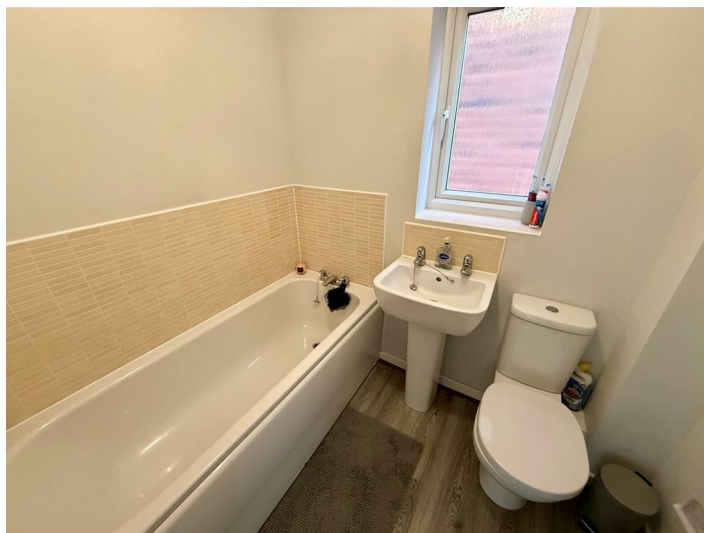


Having ceiling light point, central heating radiator and UPVC double glazed window to the rear

BEDROOM THREE
8'4" x 5'10" (2.54m x 1.78m)

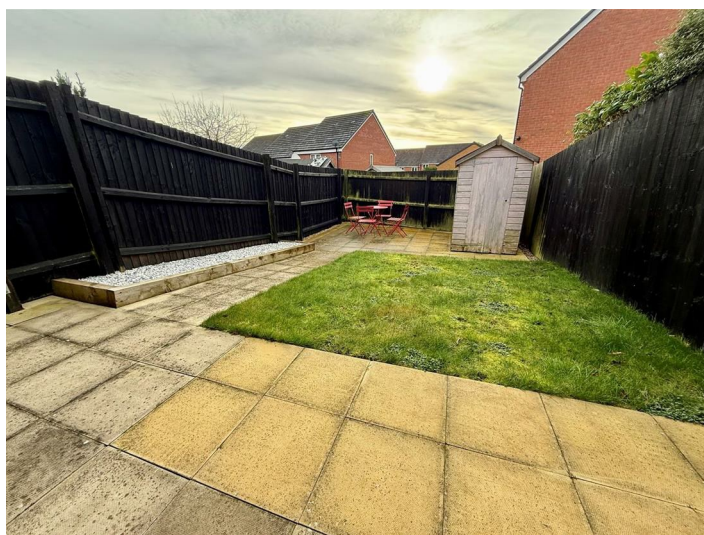
Having ceiling light point, central heating radiator and UPVC double glazed window to the rear

BATHROOM



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

REAR GARDEN



Having paved patio area with gated access to the side, water but, lawn with close board surround and garden shed

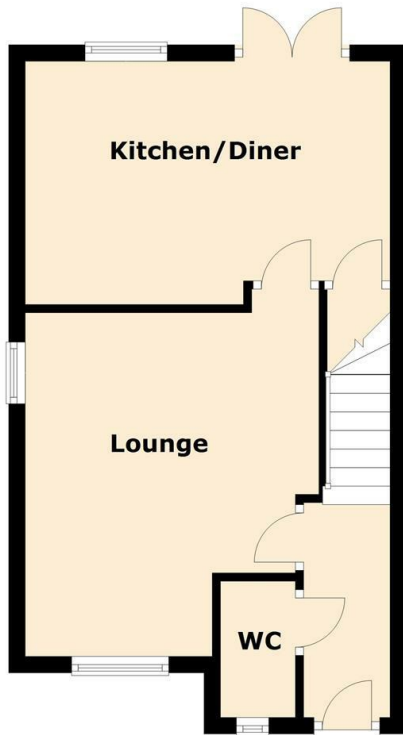
TWO ALLOCATED PARKING SPACES

Located to the front of the property

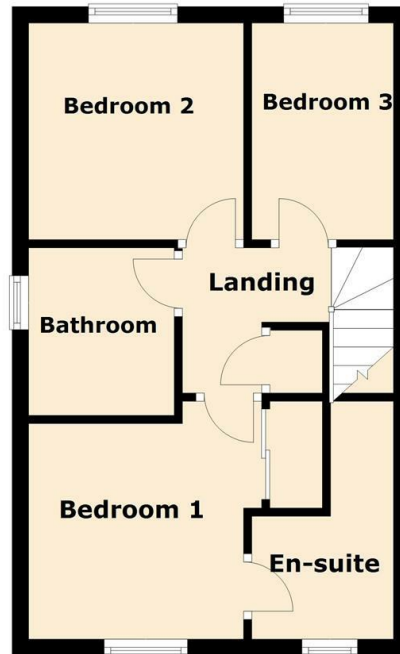
FLOOR PLAN

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.

Ground Floor



First Floor



TENURE: We are advised that the property is Leasehold with approximately 89 years remaining.

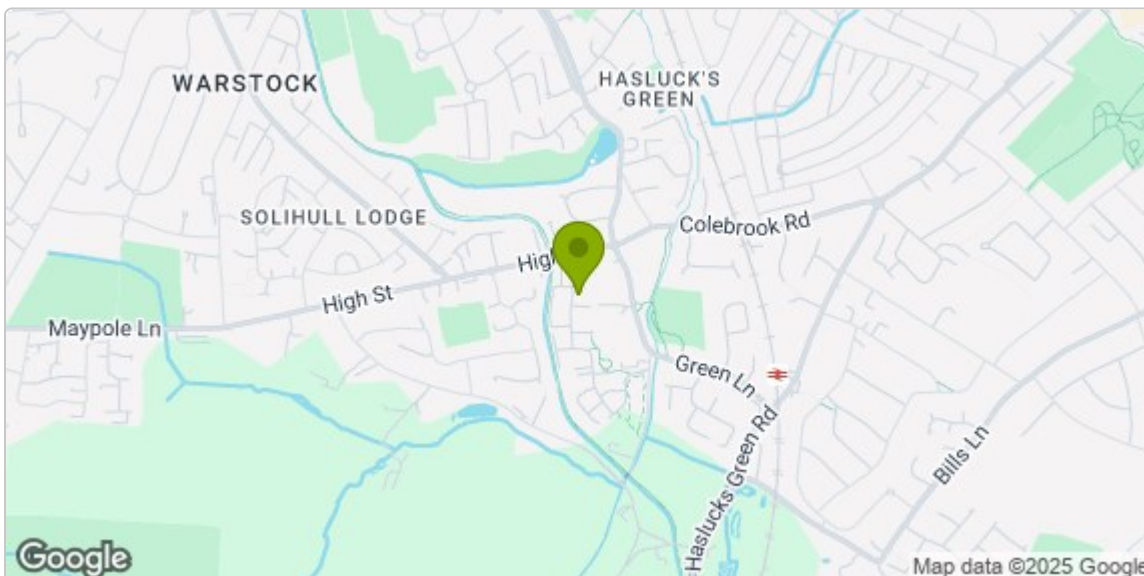
BROADBAND: We understand that the standard broadband download speed at the property is around 7 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 24/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
27 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		
(69-80) C		
(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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