

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A three-story apartment building with a brick and white facade. The building has several windows with white frames and balconies with glass railings. A sign on the building reads "CHELTONDALE". The building is set on a green lawn under a blue sky with scattered clouds.

CHELTONDALE

**Harwood Grove**

**Shirley**

**Offers Around £159,950**

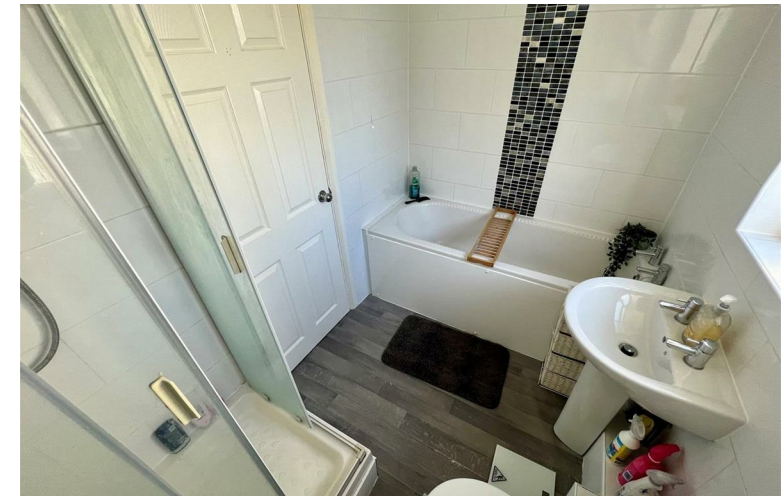
## Description

Harwood Grove is a small development of apartment blocks and town houses most conveniently located for the amenities of Shirley Town Centre. Originally constructed by 'Dares The Builders' in the 1960's, the development offers well maintained grounds and a private established hedgerow surrounds.

The main shopping centre in Shirley is within a mile of the development and 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 railway station 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.

There is roadside parking for the use of all residents with a pavement divide. The block itself is set back from the pavement behind a well tended lawned foreground with paved pathway access to the access door, opening to the communal entrance from where a staircase rises to the first floor where a front door opens to the



**ENTRANCE LOBBY**

Having window to the side, ceiling light point and door opening to the

**LOUNGE DINER**

19'7" x 12'10"



Having UPVC double glazed door and window to the balcony, two ceiling light points, two night storage heaters and door opening to the



**INNER HALLWAY**

Having ceiling light point, airing cupboard and doors opening to two bedrooms, bathroom and



**TENURE**

We are advised that the property is leasehold and benefits from an extended lease that expires in 2251 with a peppercorn ground rent. There is a current service charge payable of £2400 per annum. We have not confirmed this information with the sellers solicitors and any interested party is advised to make the necessary enquiries with their own legal representative to verify this information.

**VIEWING**

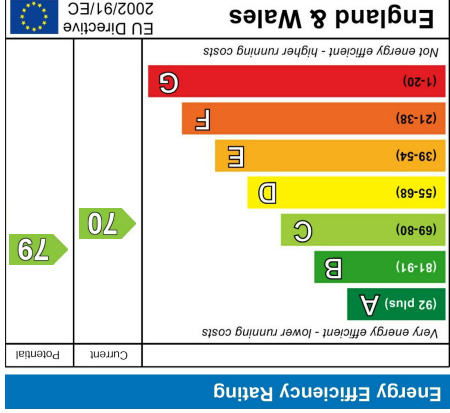
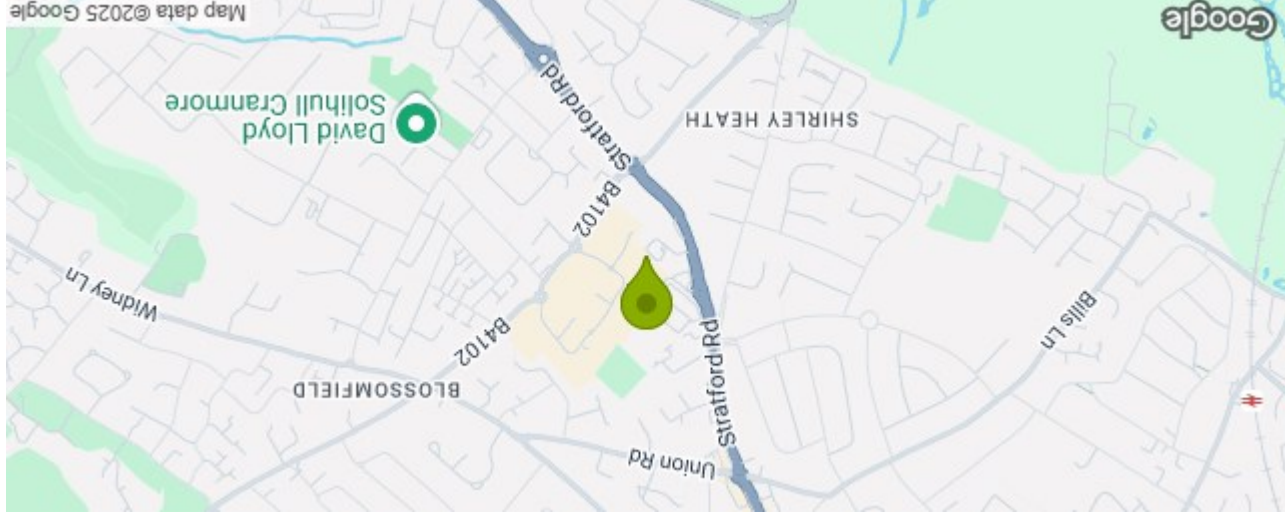
By appointment only please with the Shirley office on 0121 744 2801.

**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.

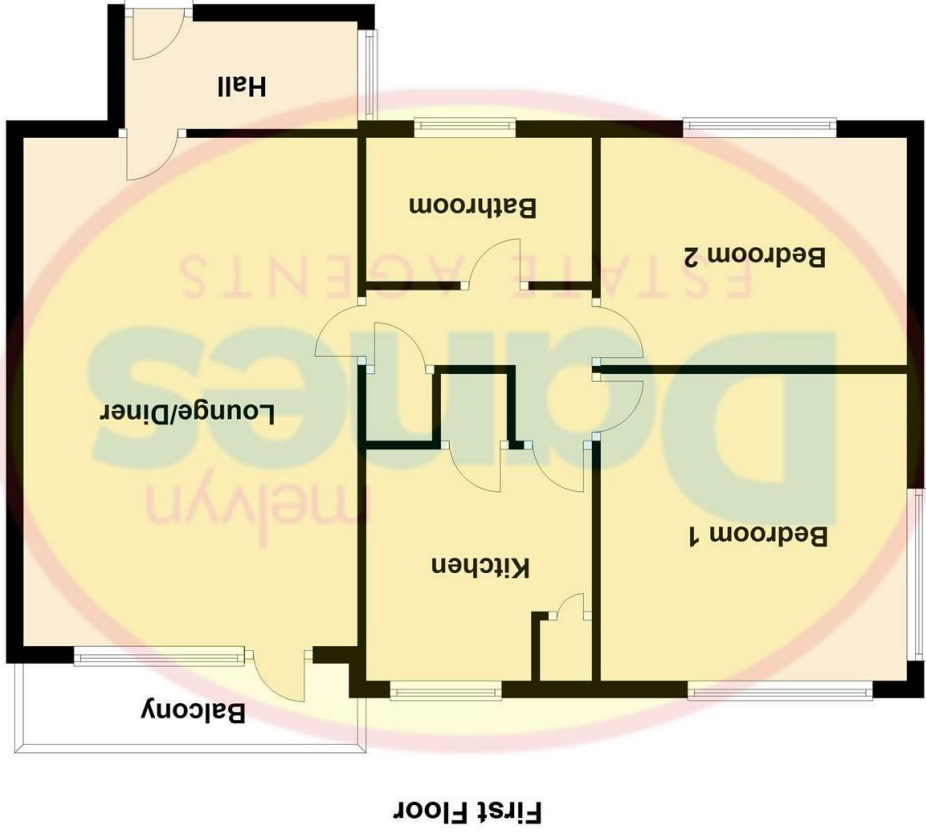
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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.



**Council Tax Band: B**

**Cheltondale Harwood Grove Shirley Solihull B90 4AR**



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.