



Micklehill Drive, Shirley

Offers Around £399,950

- RECEPTION HALLWAY
- SPLIT LEVEL LOUNGE DINER
- THREE BEDROOMS
- SIDE GARAGE
- VIEWING RECOMMENDED
- GUEST CLOAKS WC
- KITCHEN
- BATHROOM
- REAR GARDEN
- NO UPWARD CHAIN

Micklehill Drive is located directly off Woodlands Lane and forms the main cul-de-sac of this popular 1970's development 'Demontfort Park' built by Greaves and Lovell Homes. There is excellent schooling within the location School at Woodlands Infant School, Shirley Heath Junior School and Lighthall Secondary School, in whose catchment areas we are advised the property falls, subject to confirmation from the Education Authority. Also nearby on the Stratford Road is Our Lady of the Wayside Junior and Infant School and in Whitefields Road is St Peters Roman Catholic Senior School and Sixth Form College.

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.

An ideal location therefore for this well maintained detached house which is set back from the road behind a front block paved driveway from where a UPVC double glazed front door opens directly to the

PORCH ENTRANCE

Having glazed front door opening to the

RECEPTION HALLWAY

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

GUEST CLOAKS WC

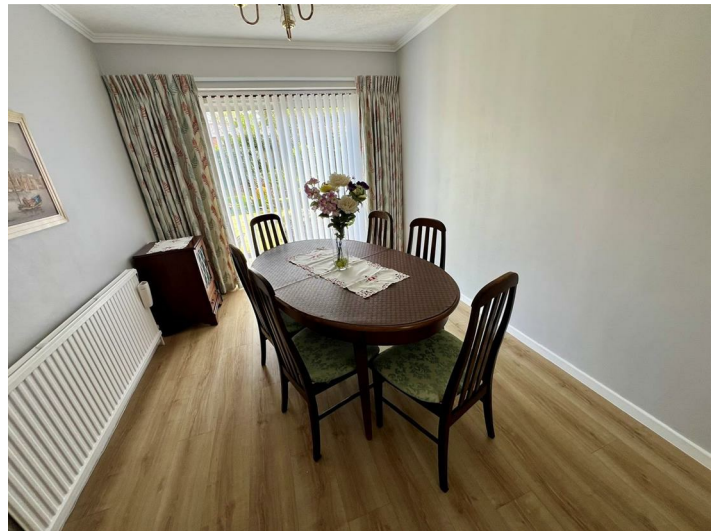
Having UPVC double glazed window to the side, ceiling light point, low level WC and wall mounted wash hand basin



SPLIT LEVEL LOUNGE DINER **25'2" x 12'0" max (8'10" min) (7.67m x 3.66m max (2.69m min))**



Having UPVC double glazed window to the front, sliding double glazed patio style doors to the rear garden, two ceiling light points, two central heating radiators and dividing brick fireplace with inset electric fire



KITCHEN **10'4" x 9'0" (3.15m x 2.74m)**



Having UPVC double glazed window and door to the rear

garden, ceiling light point and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven with halogen hob and extractor canopy over, integrated fridge and under stairs storage cupboard

FIRST FLOOR LANDING

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

BEDROOM ONE

13'2" x 10'0" (4.01m x 3.05m)



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

BEDROOM TWO

11'9" x 10'0" (3.58m x 3.05m)



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

BEDROOM THREE

10'5" max x 8'0" max (3.18m max x 2.44m 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, sunken bath with step up and shower over, vanity wash hand basin, low level WC and central heating radiator

OUTSIDE

REAR GARDEN



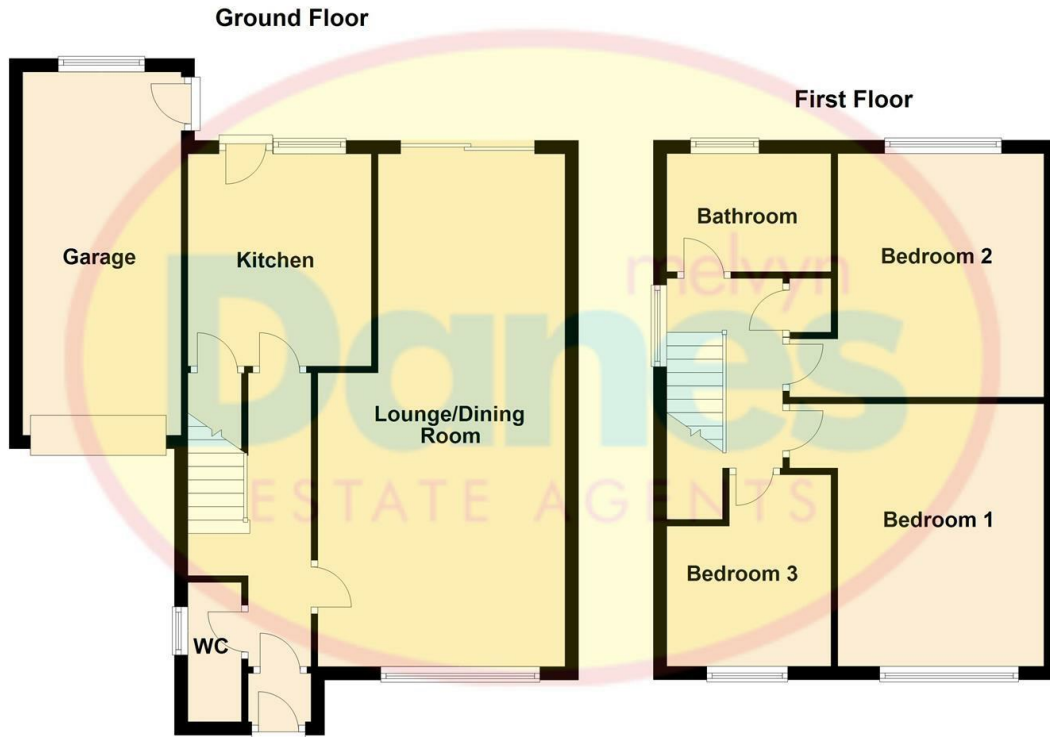
Having block paved patio area with raised bordered lawn beyond, defined boundaries and screening to the rear. UPVC double glazed door opening to the

SIDE GARAGE

Having up and over door to the front driveway, light and power, UPVC double glazed window to the rear and space with plumbing for automatic washing machine

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.

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:
33 Micklehill Drive Shirley
Solihull B90 2PU

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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