

HUNTERS®

HERE TO GET *you* THERE



Webster Avenue

Shirley, Solihull, B90 4FD

£365,000



Council Tax: D



10 Webster Avenue

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£365,000



Location

Webster Avenue is ideally positioned within a modern development on the edge of Shirley, a popular and well-connected suburb of Solihull. The area is well suited to families, benefiting from a range of highly regarded local schools including Our Lady of the Wayside Catholic Primary School and Light Hall Secondary School.

A variety of shops and amenities are close by, with Shirley High Street and the nearby Parkgate Shopping Centre offering an excellent selection of retail, dining and leisure options.

For commuters, the property provides easy access to Shirley railway station, as well as Junction 4 of the M42, linking to the wider motorway network including the M40 and M5, making travel across the Midlands straightforward.

Living Room

13'8 x 12'3 (4.17m x 3.73m)

Kitchen

15'3 x 8'10 (4.65m x 2.69m)

Bedroom One

15'3 x 9'0 (4.65m x 2.74m)

Bedroom Two

10'7 x 9'3 (3.23m x 2.82m)

Bedroom Three

10'7 x 5'9 (3.23m x 1.75m)

Family Bathroom

6'4 x 6'0 (1.93m x 1.83m)

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

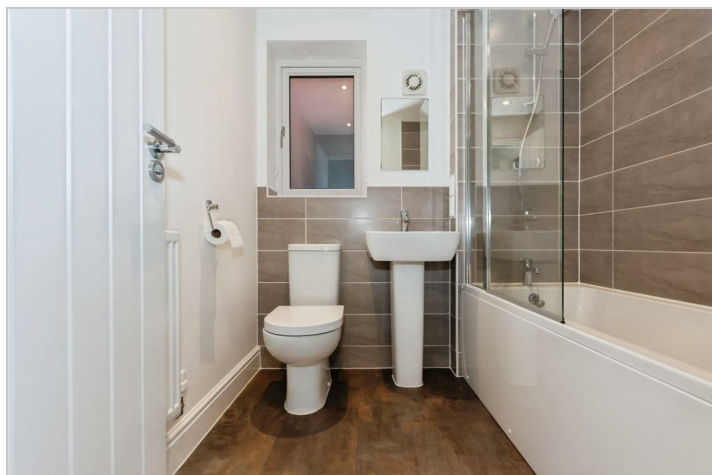
Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be

accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



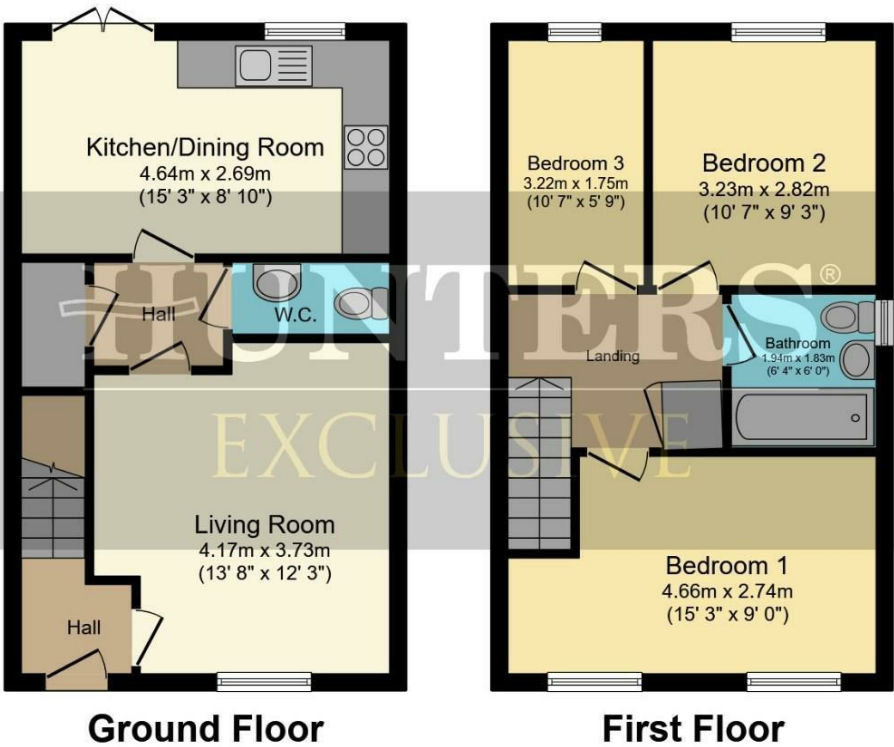
Hybrid Map



Terrain Map



Floor Plan



Total floor area 73.9 sq.m. (796 sq.ft.) approx

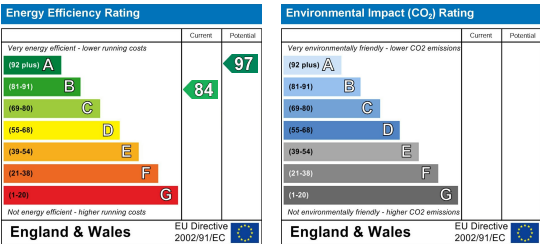
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.