



HUNTERS[®]
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4B Shelly Lane, Shirley, Solihull, B90 4EJ

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Offers Over £550,000

Located along an exclusive private road in the desirable area of Monkspath, this impressive detached residence offers spacious and versatile accommodation ideal for modern family living, and is available with no upward chain.

The property briefly comprises four well-proportioned bedrooms, including a principal bedroom with en suite facilities, together with a contemporary family bathroom. To the ground floor are two spacious reception rooms, a bright conservatory overlooking the garden, fitted kitchen, and separate utility room, providing excellent living and entertaining space throughout.

Externally, the property benefits from a substantial driveway providing off-road parking for multiple vehicles and access to garage.

Positioned within a quiet and secluded setting, yet conveniently located for local amenities, excellent schools, and transport links, this superb home combines privacy with practicality.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

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Total floor area 162.4 sq.m. (1,748 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Location

Situated in the highly regarded residential area of Monkspath, Shelly Lane enjoys an enviable location combining peaceful suburban living with excellent convenience. The property is ideally positioned within easy reach of a wide range of local amenities, highly regarded schools, and superb transport connections.

Nearby Touchwood Solihull offers an extensive selection of shops, restaurants, cafés, and leisure facilities, while the surrounding area benefits from parks, walking routes, and family-friendly recreational spaces.

Commuters are exceptionally well served, with convenient access to the M42, M40, and wider motorway network, together with excellent rail services from Solihull Railway Station providing direct links to Birmingham and London. Birmingham Airport and the NEC are also within easy reach.

The area is particularly popular with families due to its proximity to a number of well-regarded schools and its strong sense of community, making Shelly Lane one of the most sought-after locations within the B90 postcode.

Living Room

13'11 x 12'11

Dining Room

11'10 x 8'1

Kitchen

12'10 x 9'11

Conservatory

13'11 x 8'10

Bedroom One

13'5 x 13'0

En-Suite

8'1 x 7'4

Bedroom Two

15'3 x 10'8

Bedroom Three

11'10 x 8'11

Bedroom Four

9'9 x 8'1

Bathroom

8'6 x 7'5

Garage

19'8 x 8'9

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 F.

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.

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.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

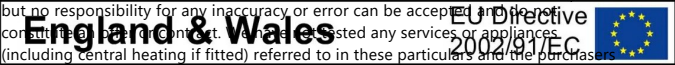
AML

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Energy Efficiency Rating

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