



**Clay Pit Lane, Shirley Solihull B90 1SH**



**welcome to**

## **Clay Pit Lane, Shirley Solihull**

A well-presented three-bedroom linked detached home on the sought-after Clay Pit Lane, Dickens Heath, benefiting from no onward chain, an enclosed rear garden, garage and parking accessed via Hirdemons Way, spacious living accommodation and a convenient village location.



**Agent Note**

Council Tax Band is D.

**Entrance Hall**

Tiled flooring and central heating radiator.

**Cloakroom**

WC and hand wash basin.

**Lounge**

Window and patio doors to rear garden, gas fire, central heating radiator. laminate flooring, stairs and storage cupboard.

**Kitchen**

Window to front, gas hob, electric oven, central heating radiator, under corner fridge and washing machine.

**Garage**

Electrics.

**Bedroom One**

Window to rear, built in wardrobes, carpet and central heating radiator.

**Bedroom Two**

Window to front, built in wardrobe, carpet and central heating radiator.

**Bedroom Three**

Window to rear, laminate flooring and central heating radiator.

**Bathroom**

Shower over bath, hand wash basin, wc, vinyl flooring and central heating radiator.

**Rear Garden**

Paved area, grass.



***check out more properties at*** [shipways.co.uk](https://shipways.co.uk)



welcome to

## Clay Pit Lane, Shirley Solihull

- NO ONWARDS CHAIN
- Three-bedroom
- Linked detached
- Spacious living room
- Fitted kitchen

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£375,000**



Please note the marker reflects the  
postcode not the actual property

check out more properties at [shipways.co.uk](https://shipways.co.uk)



Property Ref:  
SLY112584 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Not for marketing purposes INTERNAL USE ONLY**



**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West  
Midlands, B90 3AG



**[shipways.co.uk](https://shipways.co.uk)**