

# Horton & Senate



45 Ashwell Drive, Shirley, Solihull, B90 3LR

£1,225

- Two Double Bedrooms
- Rear Garden
- Gas Central Heating
- Unfurnished
- EPC Rated D
- Available June
- End Terrace
- Council Tax D

49a Station Road, Knowle, Solihull, West Midlands, B93 0HN  
01564 773200

[info@senateproperty.co.uk](mailto:info@senateproperty.co.uk)

# 45 Ashwell Drive, Solihull B90 3LR

Horton & Senate are pleased to offer this two bedroom end of terrace property conveniently situated within close proximity to Shirley High Street, local schools and public transport links to both Birmingham & Solihull Town Centre.

2

1

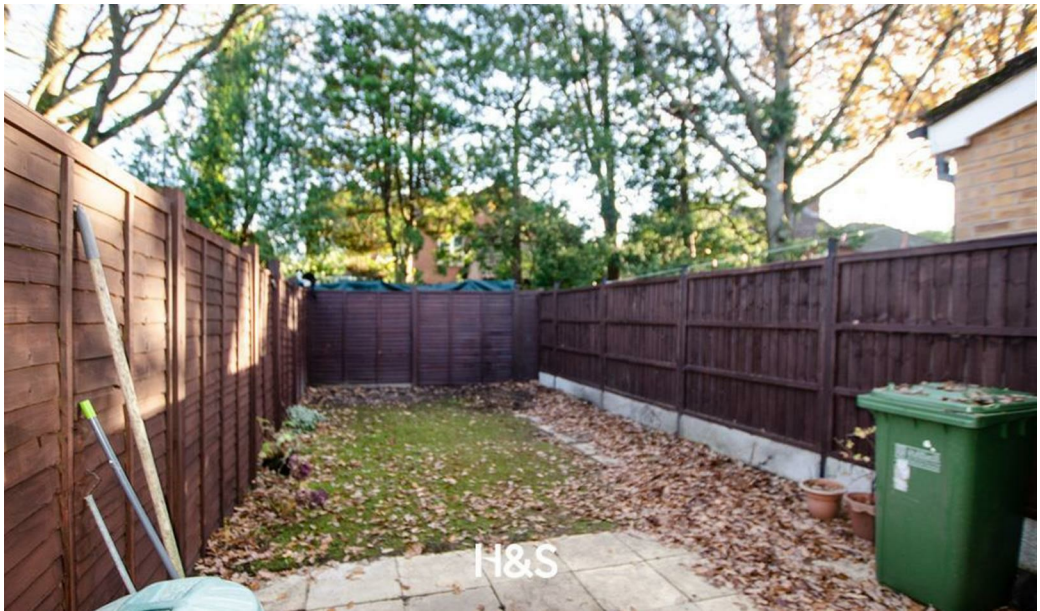
1

D

Council Tax Band: D

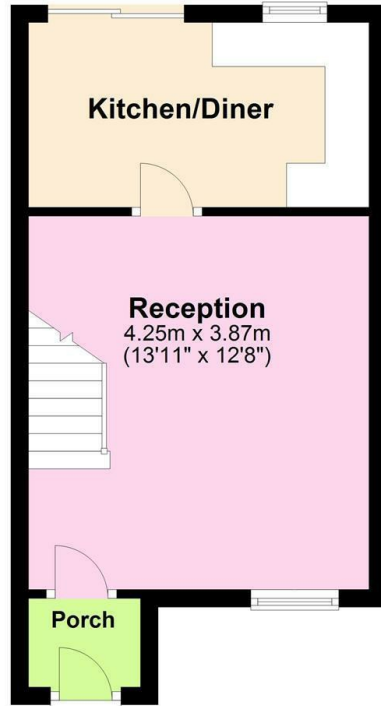




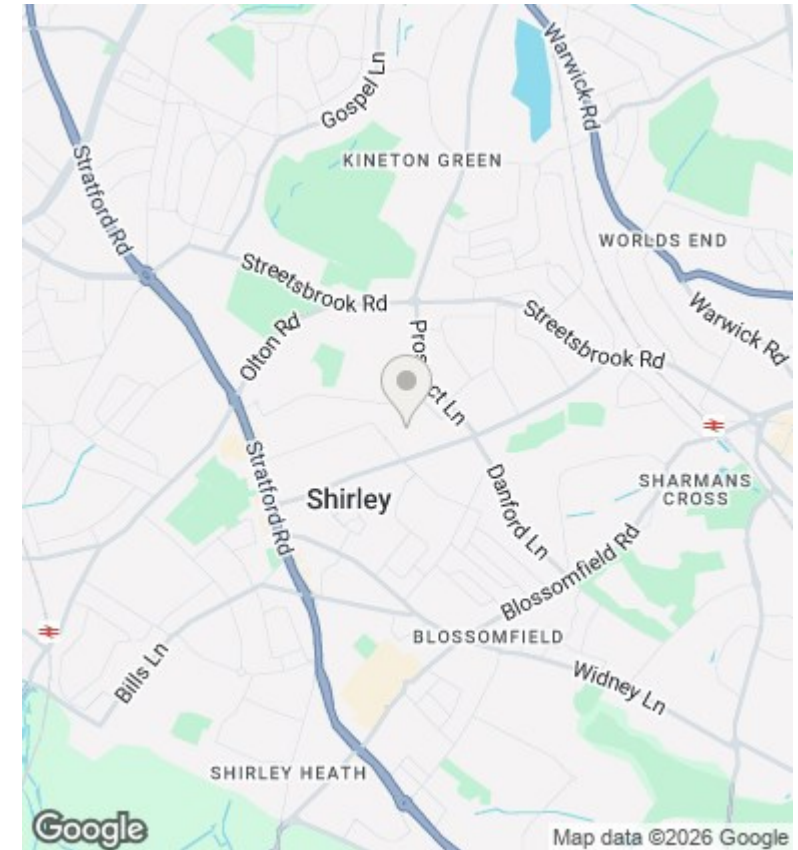
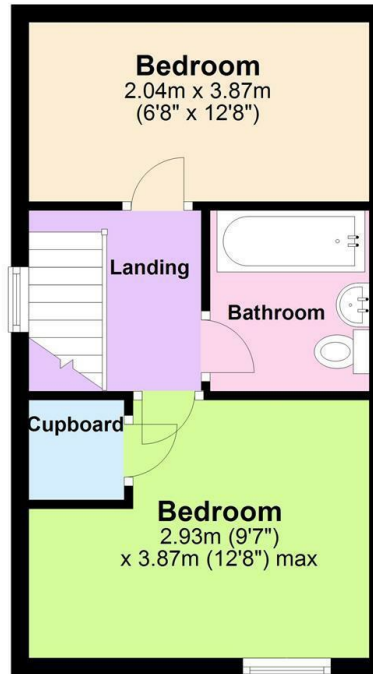




### Ground Floor



### First Floor



### Directions

### Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

### Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	