



## **30 NEWBOROUGH ROAD, SHIRLEY, B90 2HD** **OFFERS AROUND £279,950**

- **PORCH**
- **LOUNGE DINER**
- **THREE BEDROOMS**
- **FRONT DRIVEWAY**
- **REAR GARDEN**
- **RECEPTION HALLWAY**
- **EXTENDED KITCHEN**
- **BATHROOM**
- **REAR GARAGE**
- **NO UPWARD CHAIN**

Newborough Road leads from Haslucks Green Road in which is sited local shops, Shirley Railway Station, access to Shirley Park and Haslucks Green Junior School, with Burman Infant School leading from it via Velsheda Road. We are advised that senior schooling for the area is at Light Hall School, although education facilities are subject to confirmation from the Education Department.

A local bus service operates within Newborough Road and a local terminus exists at its junction with Baldwins Lane where there are further local shops. The main shopping area is on the main A34 Stratford Road and also here one will find a thriving business community which extends down onto the Cranmore, Widney and Monkspath Business Parks, and beyond here to the Blythe Valley and Provident Business Parks which straddle the junction with the M42 motorway. A short drive down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area will be found on the main A34 Stratford Road, a little over a mile from the property. Here one will find a wide choice of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Marshall Lake Retail Park, a wide choice of restaurants and hostelrys, access to Shirley Park, and a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks and Blythe Valley Business Park which is situated on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this traditional semi detached property which is set back from the road behind a front gravel driveway which leads to a double glazed door which opens to the

### **PORCH**

Having wall light point and front door opening to the

### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, understairs storage cupboard and access to the lounge diner and kitchen

### **THROUGH LOUNGE DINING ROOM**

**23'10" into bays x 9'10" max (7.26m into bays x 3.00m max)**

Having UPVC double glazed bay windows to the front and rear, living flame gas fire with hearth, two ceiling light points and two central heating radiators

### **EXTENDED KITCHEN**

**17'2" x 7'4" max (5'6" min) (5.23m x 2.24m max (1.68m min))**

Having UPVC double glazed window to the rear and UPVC double glazed door to the side, two ceiling light points, central heating radiator and being fitted with wall and base mounted storage units with work surfaces over incorporating 1.5 bowl sink and drainer with mixer tap, electric cooker point, space and plumbing for washing machine and full height appliance space

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

**12'3" into bay x 10'0" (3.73m into bay x 3.05m )**

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

### **BEDROOM TWO**

**12'3" into bay x 9'5" (3.73m into bay x 2.87m)**

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

### **BEDROOM THREE**

**6'5" x 5'6" (1.96m x 1.68m)**

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, central heating radiator, full height wall tiling, panelled bath with shower over and glazed screen, pedestal wash hand basin and low level WC

### **OUTSIDE**

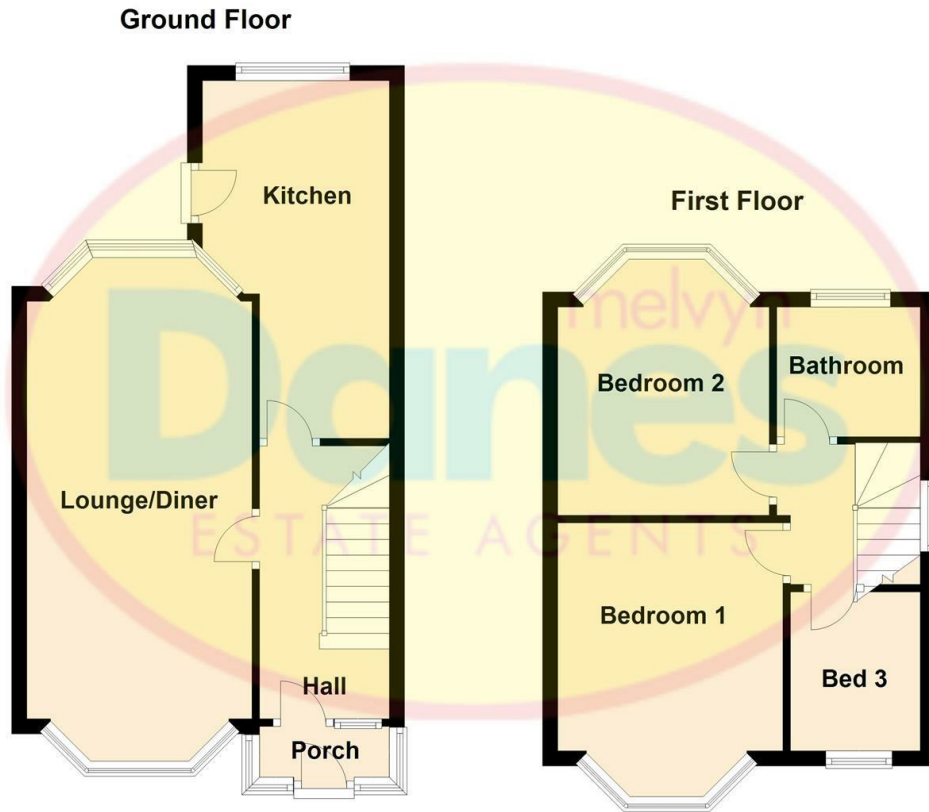
#### **REAR GARDEN**

Having paved patio area with bordered lawn beyond, defined boundaries and access to the

#### **REAR SINGLE GARAGE**

# 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.



### LOCATION

From our Shirley Office pass straight over the A34 Stratford Road into School Road. At the T junction bear left to adjoin Bills Lane and take the second right turn into Hurdis Road. At the T junction bear right to adjoin Haslucks Green Road, taking the second left turn into Newborough Road where the property can be found on the right hand side.

### TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

### COUNCIL TAX - Band C

### VIEWING

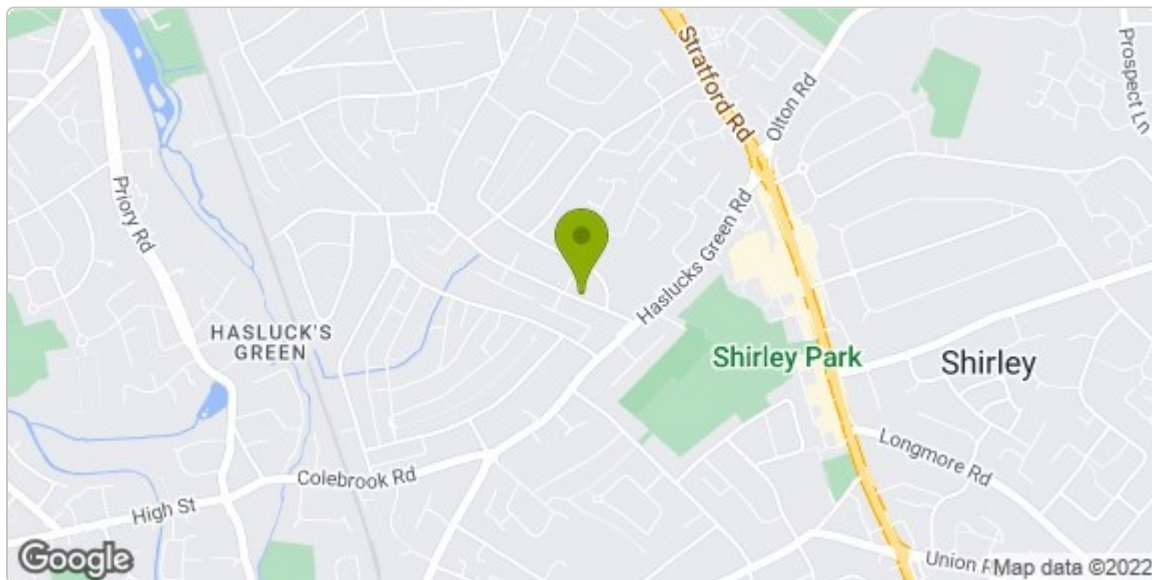
By appointment only please with the Shirley office on 0121 744 2801.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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