



Welford Road, Shirley

Offers Over £300,000

- PORCH ENTRANCE
- LOUNGE
- TWO DOUBLE BEDROOMS
- SINGLE INTEGRAL GARAGE
- REAR GARDEN
- RECEPTION HALLWAY
- BREAKFAST KITCHEN
- BATHROOM
- DRIVEWAY PARKING
- NO UPWARD CHAIN

Welford Road is a sought after residential road being conveniently located for the amenities along the Stratford Road in the town centre of Shirley and falling with excellent school catchment areas.

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hosteries along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this modern detached bungalow which is set back from the road behind a front driveway flanked by a lawned foregarden. A paved pathway extends across the front of the property from where a UPVC double glazed door opens to the

PORCH ENTRANCE

Having ceiling light point and door opening to the

RECEPTION HALLWAY

Having UPVC double glazed window to the side, ceiling light point, cloaks storage cupboard, door to the lounge and access to the kitchen

KITCHEN

12'8" x 7'0" (3.86m x 2.13m)



Having UPVC double glazed window to the rear and part glazed door to the side, ceiling light point, central heating

radiator, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker point, space and plumbing for washing machine and full height appliance space

LOUNGE

14'9" x 12'2" max (4.50m x 3.71m max)



Having UPVC double glazed window to the front, two ceiling light points, central heating radiator and open access to the inner hallway

INNER HALLWAY

Having ceiling light point, central heating radiator, useful storage cupboard and doors opening to two bedrooms and bathroom

BEDROOM ONE

11'1" x 10'8" (3.38m x 3.25m)



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

BEDROOM TWO
11'1" x 7'0" (3.38m x 2.13m)



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

BATHROOM



Having ceiling light point, central heating radiator, UPVC double glazed window to the side, panelled bath, pedestal wash hand basin and low level WC

REAR GARDEN



Having paved patio area with lawn beyond, side access with

gate and door to the garage, defined boundaries and planted side borders

GARDEN STORE

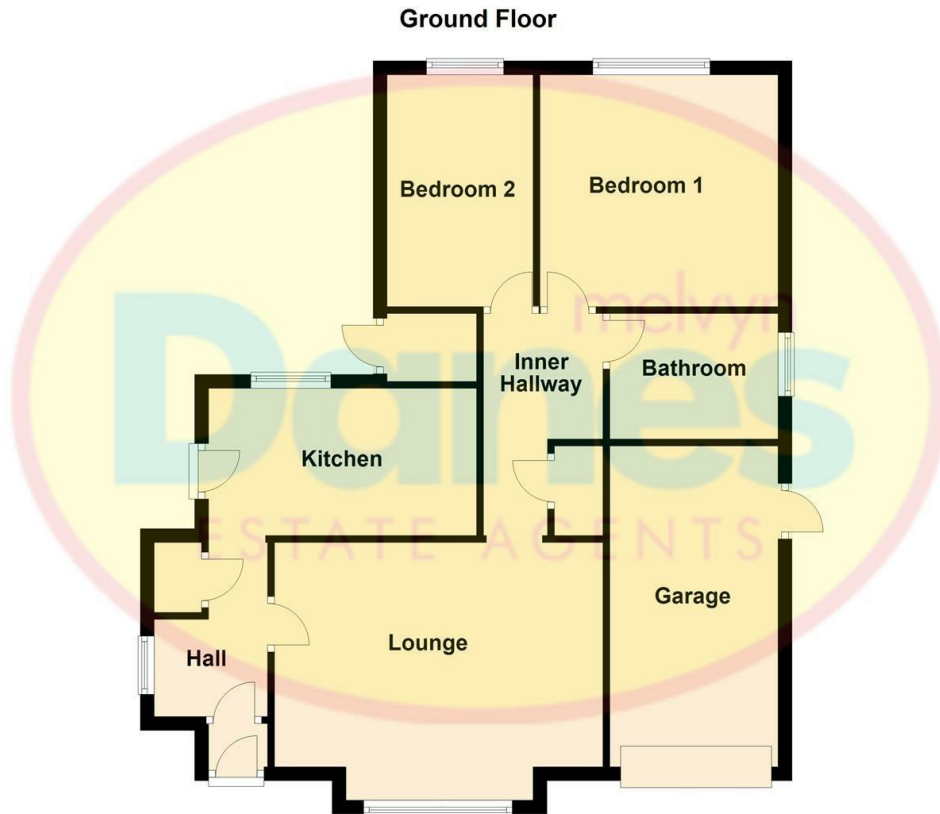
Located off the patio and providing useful storage

SINGLE INTEGRAL GARAGE
15'4" x 7'10" (4.67m x 2.39m)

Having light and power, up and over door to the front and door to the side passageway

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.



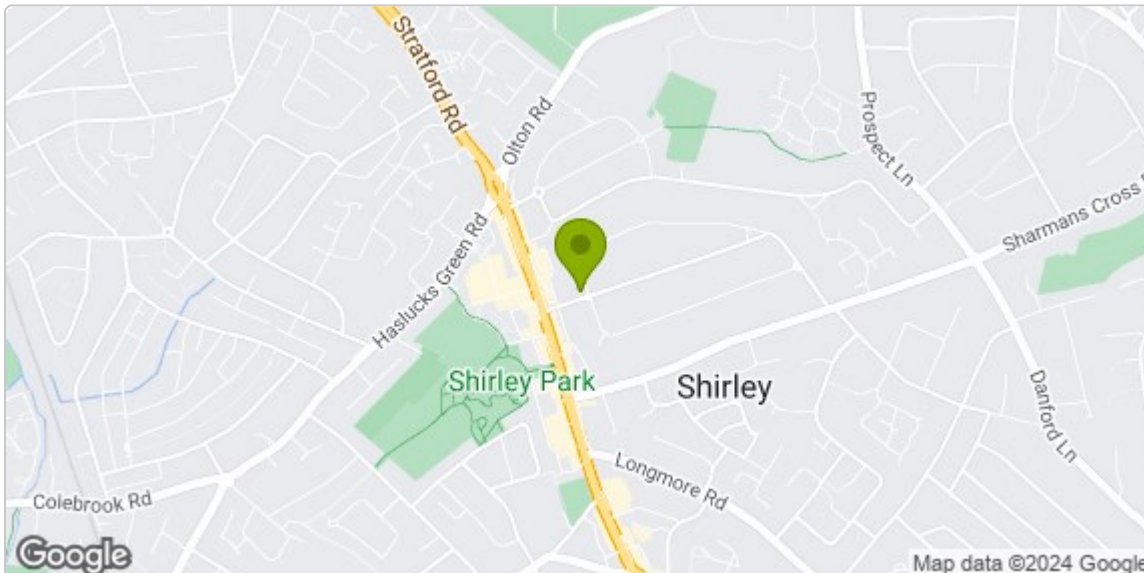
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 will be no delay in agreeing the sale.



Full Postal Address:
1a Welford Road Shirley
Solihull B90 3HX

Council Tax Band: D

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