



# Solihull Road, Shirley

## Offers Around £425,000

- PORCH & RECEPTION HALLWAY
- LOUNGE & DINING AREA
- EXTENDED KITCHEN
- STUDY AREA
- SMALL SIDE GARAGE
- GUEST CLOAKS WC
- CONSERVATORY
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- LARGE SOUTHERLY FACING GARDEN



Solihull Road is conveniently located betwixt the town centre of Shirley and Solihull town centre. One of the most desirable roads in the Shirley area, Solihull Road contains a variety of traditional detached and semi detached houses giving an interesting and varied street scene.

There is a thriving business community in the town centre of Shirley 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 extended traditional semi detached house which is set back from the road behind a front block set driveway which leads to double opening UPVC double glazed doors that gives access to the

#### **PORCH ENTRANCE**

Having laminate wooden flooring and UPVC double glazed door opening to the

#### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, laminate wooden flooring, door opening to the lounge, access to the kitchen and door to the

#### **GUEST CLOAKS WC**

Having wall light point, laminate wooden flooring, low level WC and wall mounted wash hand basin

#### **LOUNGE AREA**

**13'2" into bay x 10'8" (4.01m into bay x 3.25m)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, feature fireplace, varnished floorboards and open access to the

#### **DINING AREA**

**13'1" x 10'8" (3.99m x 3.25m)**



Having varnished floorboards, ceiling light point, central heating radiator and sliding double glazed patio style doors opening to the

#### **CONSERVATORY**

**10'0" max x 9'5" max (3.05m max x 2.87m max)**

Having tiled flooring, ceiling light point and double glazed windows with inset sliding doors leading to the rear garden

#### **EXTENDED KITCHEN**

**12'5" max x 12'3" max (3.78m max x 3.73m max)**



Having UPVC double glazed door and window to the rear garden, laminate wooden flooring, two ceiling light points, courtesy door to the side garage and being fitted with wall and base mounted storage units with work surfaces over having inset 1.5 bowl sink and drainer, halogen hob with extractor canopy over, integrated electric oven, full height appliance space, space and plumbing for washing machine and dishwasher

#### **FIRST FLOOR LANDING**

Having UPVC double glazed window to the side, ceiling light point, staircase rising to the second floor and doors opening to two bedrooms and shower room



## STUDY AREA



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

## BEDROOM ONE

**13'10" into bay x 10'8" max (4.22m into bay x 3.25m max)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, built in wardrobes and decorative cast iron fire surround

## BEDROOM TWO

**13'2" x 10'8" (4.01m x 3.25m)**

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and decorative cast iron fire surround

## SHOWER ROOM



Having ceiling light point, airing/storage cupboard, heated towel rail, tandem glazed shower enclosure with electric shower, semi pedestal wash hand basin, low level WC, complementary wall tiling and UPVC double glazed window to the rear

## SECOND FLOOR LANDING

Having ceiling light point, UPVC double glazed window to the side and door opening to the

## BEDROOM THREE

**13'8" max x 13'5" max (4.17m max x 4.09m max)**

Having UPVC double glazed window to the rear, 'Velux' style rooflight to the front, ceiling light point and central heating radiator

## OUTSIDE

### GOOD SIZED REAR GARDEN

Extending to approximately 175' in length and having a southerly aspect, paved patio with outside socket and tap, lawn with paved pathway access alongside leading to the rear apportionment of the garden which is mainly laid to lawn

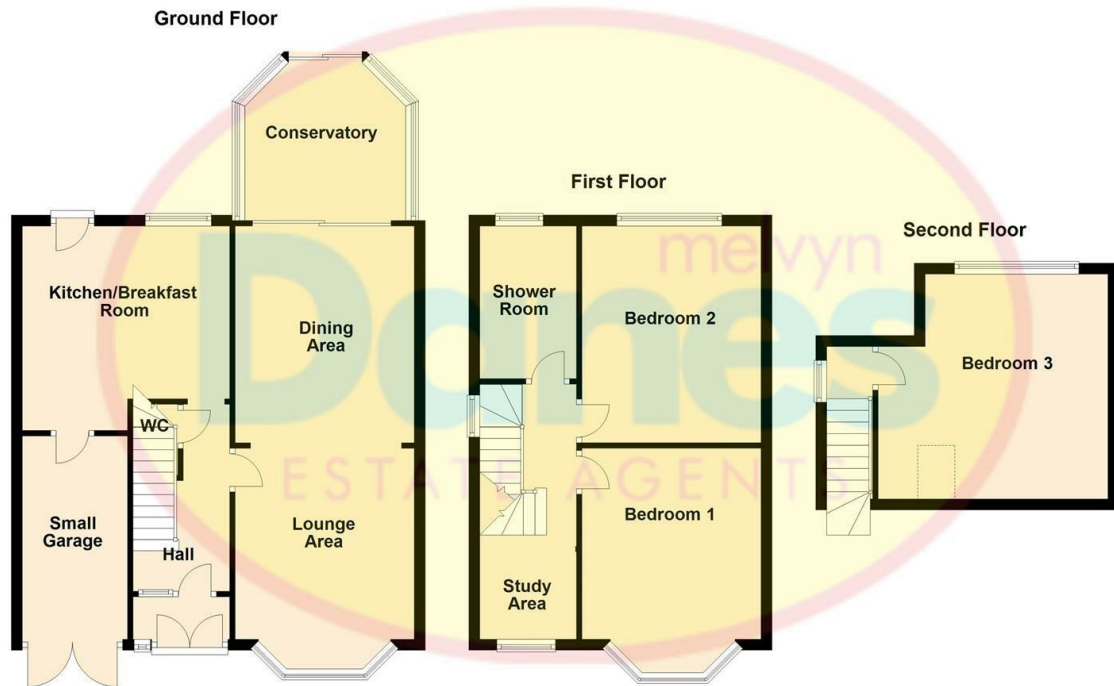
### SMALL GARAGE

**12'8" x 5'10" (3.86m x 1.78m)**

Having light, power and double opening doors to the front driveway

## 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 but as yet we have not been able to verify this.

### VIEWING

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

### COUNCIL TAX - Band D

### 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.



Full Postal Address:  
120 Solihull Road Shirley  
Solihull B90 3HS

Council Tax Band: D

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

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