



Blackford Road, Shirley

Offers Around £350,000

- DRIVEWAY
- HALLWAY
- KITCHEN
- FOUR BEDROOMS
- SHOWER ROOM
- PORCH
- THROUGH LOUNGE DINER
- UTILTY & WC
- FAMILY BATHROOM
- REAR GARDEN

Blackford Road is a conveniently situated road running from Stratford Road to Dog Kennel Lane. There is excellent schooling within the location at Woodlands Infant School, Shirley Heath Junior School and Alderbrook Secondary School, in whose catchment areas we are advised the property falls, subject to confirmation from the Education Authority. Also nearby on the Stratford Road is Our Lady of the Wayside Junior and Infant School and in Whitefields Road is St Peters Roman Catholic Senior School and Sixth Form College.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this larger style semi-detached house which is set back from the road behind a front paved driveway flanked by a shrub foregarden. The driveway to extends to a UPVC double glazed front door which opens to the

PORCH

Having UPVC double glazed window to the front and front door opening to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and doors opening to the lounge, dining room and kitchen

LOUNGE AREA

15'2" into bay x 10'9" max



Having central heating radiator, UPVC double glazed window to the front, coved cornice to the ceiling, two wall light

points, wall mounted electric fire and sliding doors opening to the

DINING AREA
12'0" x 8'9"



Having sliding double glazed doors to the rear garden, ceiling light point and central heating radiator

KITCHEN
9'0" x 7'5"



Having UPVC double glazed window to rear, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker, ceiling light point and door to

UTILITY AREA

Having UPVC double glazed double door to the rear garden, door to garage, space and plumbing for automatic washing machine, ceiling light point and door opening to the

GROUND FLOOR WC

With ceiling light point, mid level WC, wall mounted corner wash hand basin and UPVC double glazed window to the rear

FIRST FLOOR LANDING

with ceiling light point, loft hatch access, and doors off to FOUR BEDROOMS, BATHROOM, SHOWER ROOM & STORE CUPBOARD

BEDROOM ONE
15'10" into bay x 8'10" + door recess



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

BEDROOM TWO
13'0" x 8'10"

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

BEDROOM THREE
11'7" x 7'8"

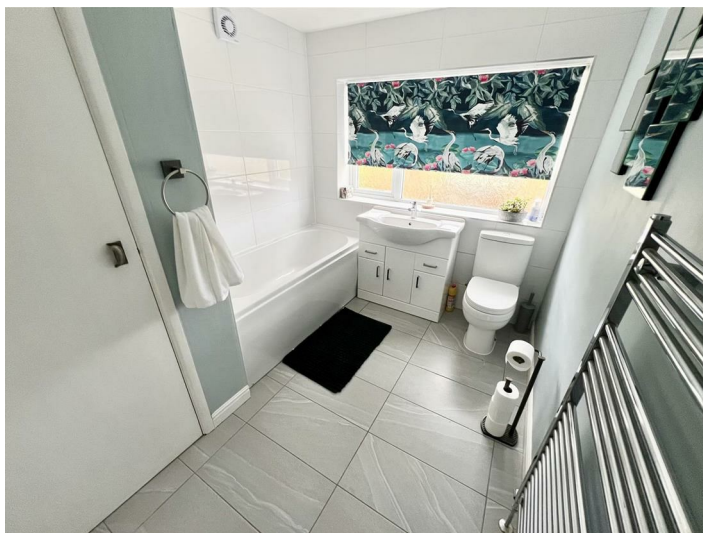


Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM FOUR
7'8" x 7'3"

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

FAMILY BATHROOM



Having panelled bath, pedestal wash hand basin, low level WC, full height all tiling, ceiling light point, heated towel rail, airing cupboard and UPVC double glazed window to the rear

ADDITIONAL SHOWER ROOM

Having corner shower cubicle, ceiling light point and UPVC double glazed window to the rear

OUTSIDE

REAR GARDEN



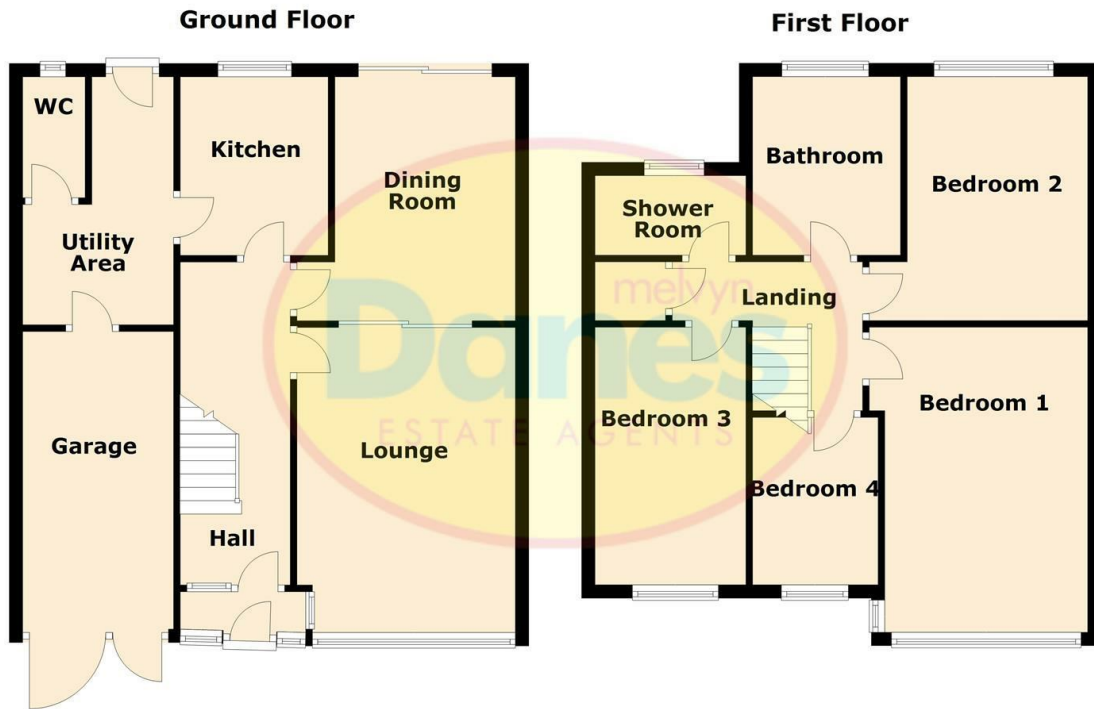
Having partially covered paved patio area with raised lawn beyond having mature flower and shrub borders and additional paved area

SINGLE GARAGE
16'0" x 7'9"

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

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.



COUNCIL TAX BAND D

TENURE

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

VIEWING

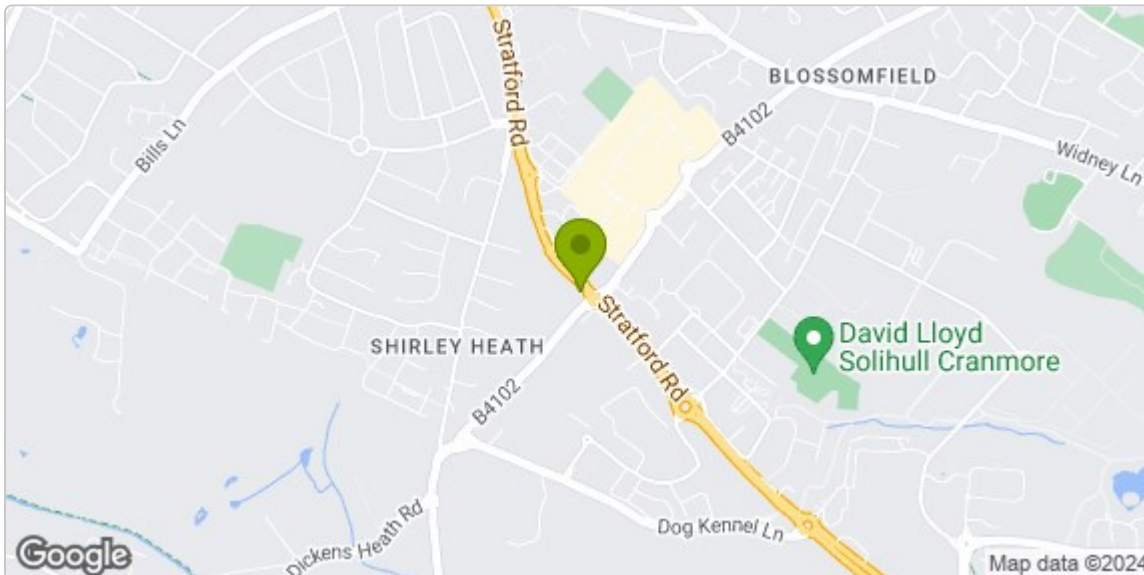
By appointment only please with the Shirley office on 0121 744 2801.

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:
4 Blackford Road Shirley
Solihull B90 4BT

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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