



# Acheson Road, Shirley

## Offers Around £350,000

- PORCH & HALLWAY
- DINING AREA
- MODERN KITCHEN
- BOX ROOM/STUDY
- REAR GARDEN
- LOUNGE AREA
- GARDEN ROOM
- THREE DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- GARAGE & CAR PORT

Acheson Road is well located for the amenities of Shirley, being situated just off Colebrook Road in a most convenient position for local buses and Shirley Railway Station.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Burman Infant School in Velsheda Road, and junior schooling is at Haslucks Green Junior School in Haslucks Green Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

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 much improved traditional semidetached house which sits back from the road behind a block edged tarmac driveway with raised block set frontage that leads in turn to the

### **RECESSED PORCH**

Having composite front door with double glazed insets and UPVC double glazed side windows, opening to the

### **RECEPTION HALLWAY**

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

### **DINING AREA**

**13'4" into bay x 10'4" (4.06m into bay x 3.15m)**



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

### **LOUNGE AREA**

**10'7" x 10'4" max (3.23m x 3.15m max)**



Having ceiling light point, two wall light points and bi-folding double glazed doors providing access to the



**GARDEN ROOM**  
**10'6" x 6'9" (3.20m x 2.06m)**



Having UPVC double glazed windows and door to the rear garden, recessed ceiling spotlights and designer style electric radiator

**KITCHEN**  
**11'1" x 7'0" + recess (3.38m x 2.13m + recess)**



Having UPVC double glazed window to the rear, UPVC double glazed door to the side passageway, recessed ceiling spotlights, heated towel rail, tiled flooring and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset 1.5 bowl sink and drainer with mixer tap, integrated electric double oven with halogen hob and extractor canopy over, integrated dishwasher, space and plumbing for washing machine and under work surface appliance space

**SIDE PASSAGEWAY**

Having two ceiling light points, power, UPVC door to the front driveway and UPVC double glazed door to the rear garden

**FIRST FLOOR LANDING**

Having UPVC double glazed window to the side, ceiling light point, return staircase rising to the second floor accommodation and doors off to two bedrooms, bathroom and study/boxroom

**BEDROOM TWO**  
**14'3" into bay x 10'4" max (4.34m into bay x 3.15m max)**



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

**BEDROOM THREE**  
**11'6" x 10'4" (3.51m x 3.15m)**



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

**NURSERY/BOX ROOM**  
6'1" x 5'1" (1.85m x 1.55m)



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

**FAMILY BATHROOM**



Having UPVC double glazed window to the rear, heated towel rail, ceiling light point, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin, low level WC and airing cupboard housing the combination central heating boiler

**SECOND FLOOR LANDING**

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

**BEDROOM ONE**  
13'6" max x 11'0" overall with limited headroom in (4.11m max x 3.35m overall with limited headroom in)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, built in wardrobes, access to eaves storage, double glazed 'Velux' style window to the front and door opening to the

**EN SUITE SHOWER ROOM**



Having ceiling light point, heated towel rail, UPVC double glazed window to the rear, full height wall tiling, wall mounted wash hand basin, shower enclosure and low level WC

**OUTSIDE**

## REAR GARDEN



Having up and over door to the rear access driveway, light, power and windows to the side and rear

Having paved patio area with shaped bordered lawn beyond, outside tap, pathway access leading to the rear, additional gravel patio seating area, defined boundaries and access to the car port



## CAR PORT

**19'3" x 10'1" (5.87m x 3.07m)**

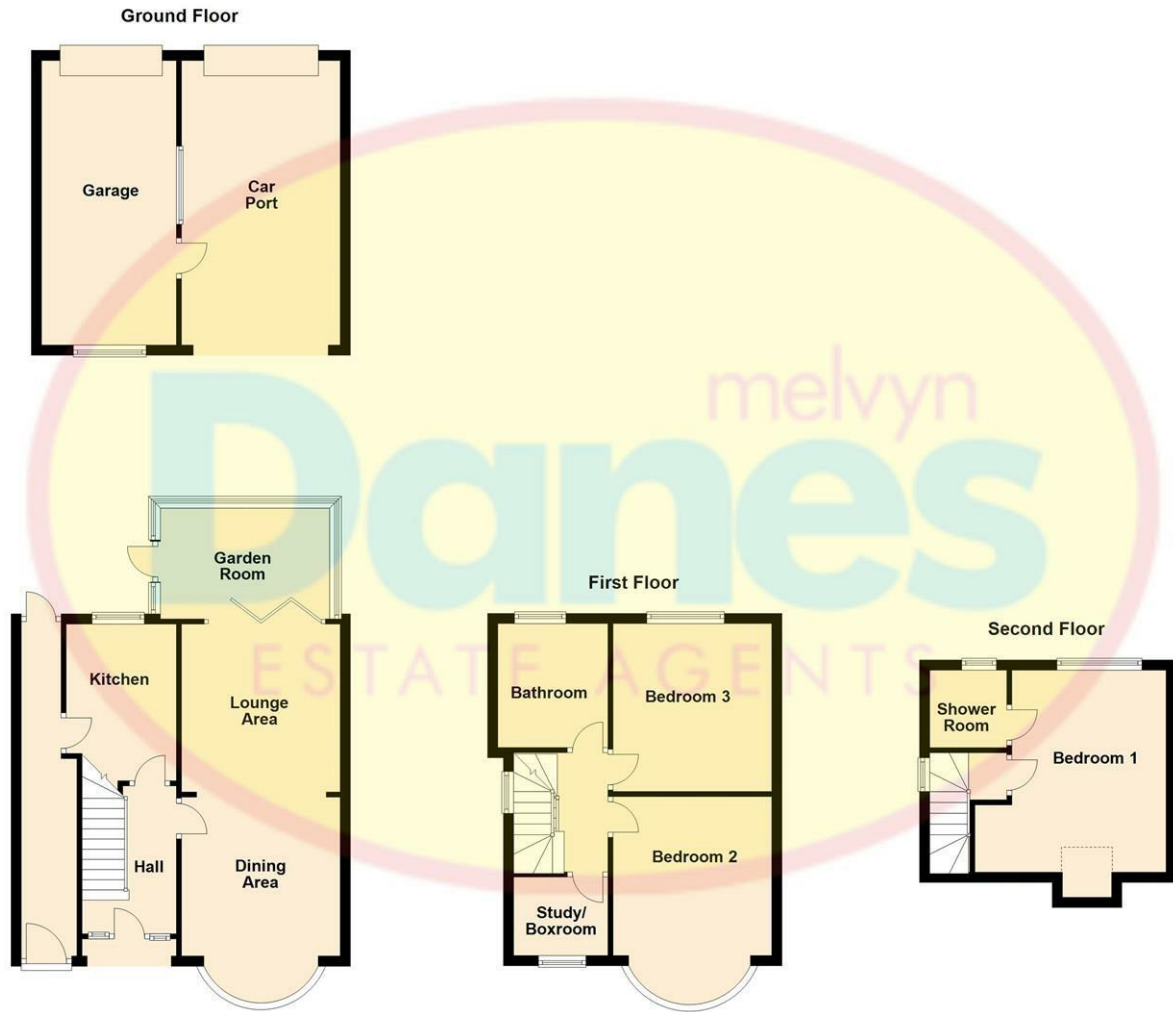
Having clear plastic corrugated roofing, up and over door to the rear access driveway and door opening to the

## GARAGE

**18'9" x 8'3" (5.72m x 2.51m)**

## 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.

**COUNCIL TAX - Band C**

**VIEWING**

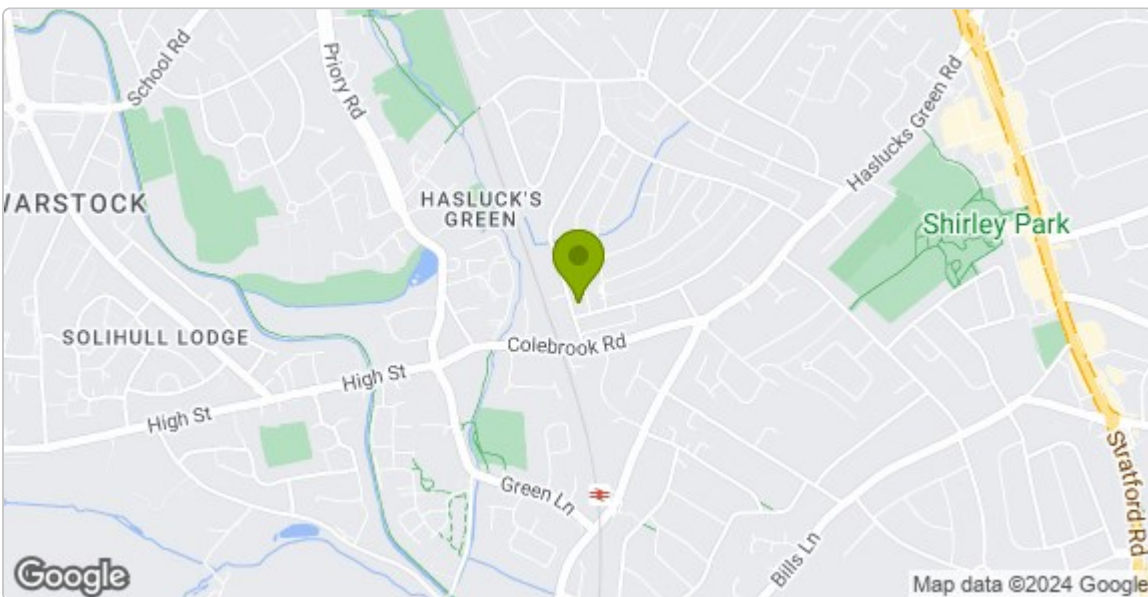
By appointment only please with the Shirley office on 0121 744 2801. VIEWING By appointment only please with the Shirley office on 0121 744 2801.

**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.



**198 Acheson Road Shirley  
Solihull B90 2JA**

**Council Tax Band: C**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |