



Wayfield Road, Shirley

Offers Around £389,950

- RECEPTION HALLWAY
- KITCHEN
- SECOND DOUBLE BEDROOM
- LARGE SIDE GARAGE
- PLEASANT REAR GARDEN
- L SHAPED LOUNGE DINER
- EXTENDED DOUBLE BEDROOM
- SHOWER ROOM
- DRIVEWAY PARKING
- NO UPWARD CHAIN

Wayfield Road is a popular road conveniently located for the amenities of Shirley.

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 for this larger style detached bungalow which offers deceptively spacious accommodation that really does need to be viewed to be appreciated.

Sitting back from the road behind a front driveway with foregardeb. A part glazed front door opens directly to the

HALLWAY

Having ceiling light point, central heating radiator and doors off to the kitchen, two bedrooms, shower room and

LOUNGE DINER

16'4" max x 20'3" max (4.98m max x 6.17m max)



Having two double glazed windows to the front aspect, double glazed window to side aspect, ceiling light point and wall mounted lights, two central heating radiators, gas fire and coved cornice to ceiling



KITCHEN

9'2" x 8'6" (2.79m x 2.59m)



Having double glazed window to side aspect, double glazed door to rear garden, a range of wall, base and drawer units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker and fridge, space and plumbing for washing machine, ceiling light point, central heating radiator and coved cornice to ceiling

BEDROOM ONE
20'9" x 11'1" max (6.32m x 3.38m max)



Having double glazed windows to rear and side aspects, two ceiling light points, central heating radiator and covered cornice to ceiling

BEDROOM TWO
11'10" x 10'7" (3.61m x 3.23m)



Having double glazed window to rear aspect, ceiling light point, central heating radiator and covered cornice to ceiling



SHOWER ROOM

Having double glazed window to side aspect, shower enclosure with thermostatic shower, vanity unit with wash hand basin, low level wc, ceiling light point, central heating radiator and covered cornice to ceiling

LARGE SIDE GARAGE
23'6" x 14'6" (7.16m x 4.42m)

Having courtesy door and sliding door to driveway, up and over door to the rear garden and ceiling light point

REAR GARDEN

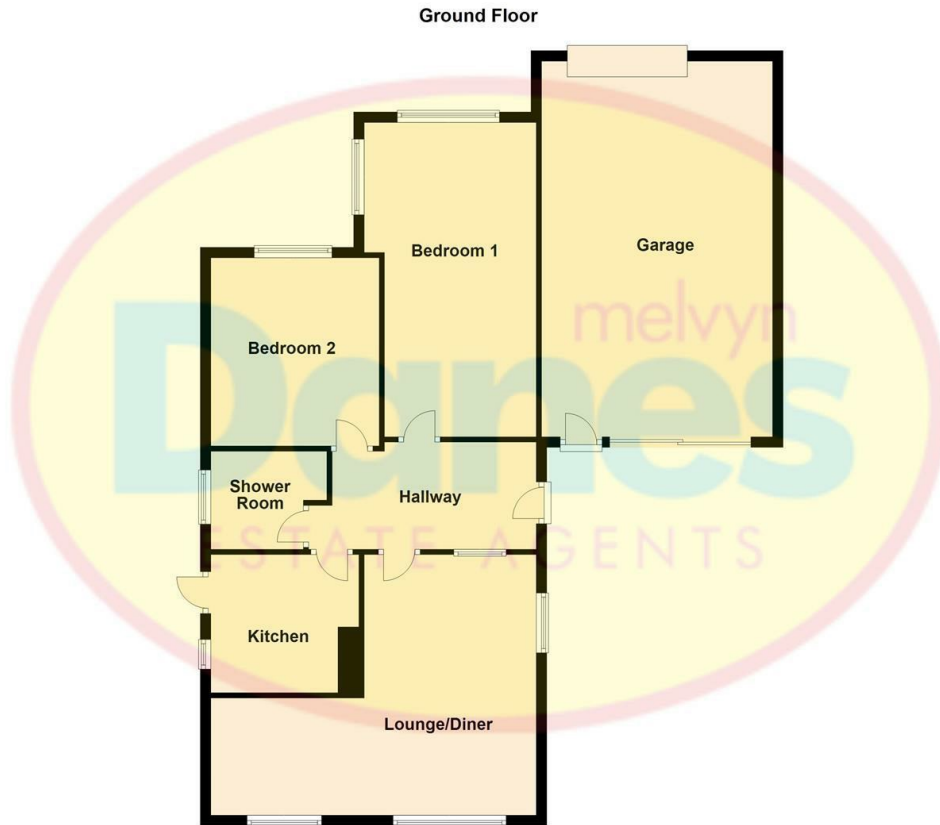


Being mainly laid to lawn with patio area nearest the property



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 E

VIEWING

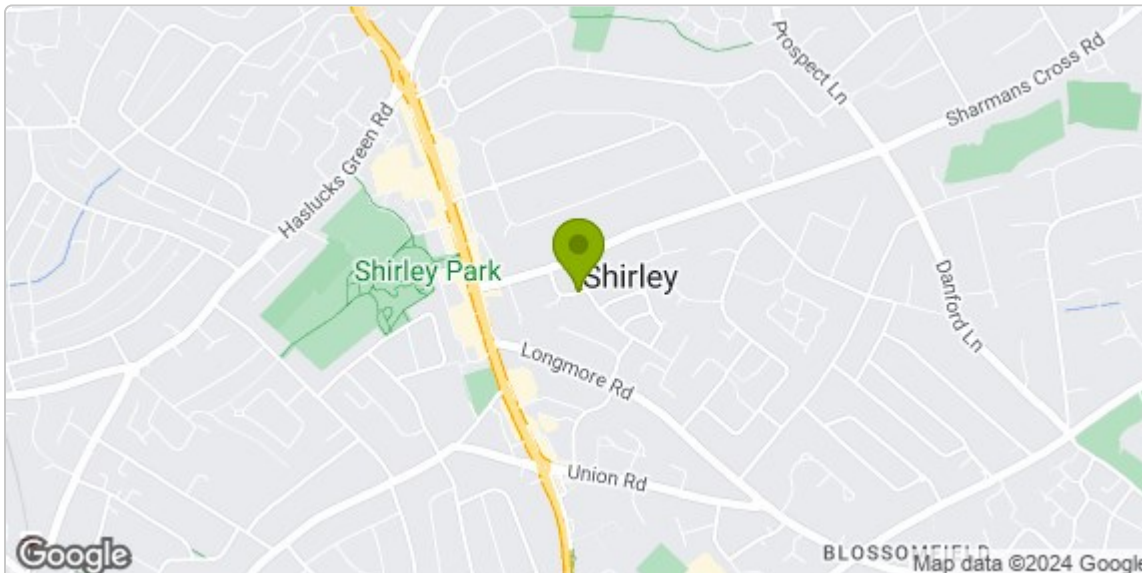
By appointment only please with the Shirley office on 0121 744 2801.

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:
14 Wayfield Road Shirley
Solihull B90 3HF

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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