



# Newborough Road, Shirley

## Offers Around £290,000

- CANOPY PORCH
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- VIEWING RECOMMENDED
- RECEPTION HALLWAY
- DINING KITCHEN
- REFITTED BATHROOM
- FRONT DRIVEWAY
- POPULAR LOCATION

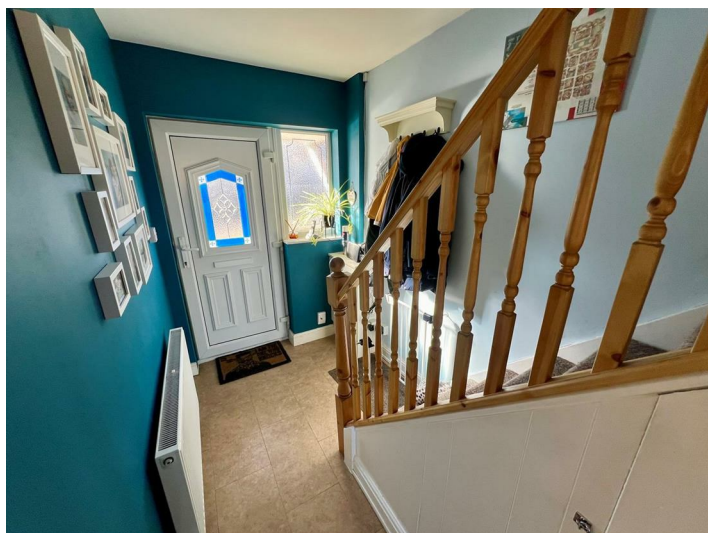
Newborough Road leads from Haslucks Green Road in which is sited local shops, Shirley Railway Station, access to Shirley Park and Haslucks Green Junior School, with Burman Infant School leading from it via Velsheda Road. We are advised that senior schooling for the area is at Light Hall School, although education facilities are subject to confirmation from the Education Department.

A local bus service operates within Newborough Road and a local terminus exists at its junction with Baldwins Lane where there are further local shops. The main shopping area is on the main A34 Stratford Road and also here one will find a thriving business community which extends down onto the Cranmore, Widney and Monkspath Business Parks, and beyond here to the Blythe Valley and Provident Business Parks which straddle the junction with the M42 motorway. A short drive down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area will be found on the main A34 Stratford Road, a little over a mile from the property. Here one will find a wide choice of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Marshall Lake Retail Park, a wide choice of restaurants and hostleries, access to Shirley Park, and a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks and Blythe Valley Business Park which is situated on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this traditional semi detached property which is set back from the road behind a block set driveway that leads in turn to a canopy porch having a UPVC double glazed front door that opens to the

### RECEPTION HALLWAY



Having ceiling spotlight, laminate wooden flooring, central heating radiator, staircase rising to first floor with storage cupboard under and doors opening to the lounge and dining kitchen

### LOUNGE 12'0" into bay x 9'10" max (3.66m into bay x 3.00m max)



Having UPVC double glazed bay window to the front, living flame effect gas fire, ceiling light point, two wall light points, and central heating radiator



### DINING KITCHEN 15'7" max x 11'6" max into bay (4.75m max x 3.51m max into bay)



Having UPVC double glazed bay window to the rear with

inset French style door, additional UPVC double glazed window, recessed ceiling spotlights, two central heating radiators and being fitted with wall and base mounted storage units with work surfaces over having inset 1.5 bowl sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, integrated fridge, freezer, slimline dishwasher and washing machine

### FIRST FLOOR LANDING

Having UPVC double glazed window to the side, loft hatch access with drop down ladder, ceiling light point and doors off to three bedrooms and bathroom

### BEDROOM ONE

**12'6" into bay x 9'10" max (3.81m into bay x 3.00m max)**



Having UPVC double glazed bay window to the front, recessed ceiling spotlights and central heating radiator

### BEDROOM TWO

**12'4" into bay x 9'3" (3.76m into bay x 2.82m)**

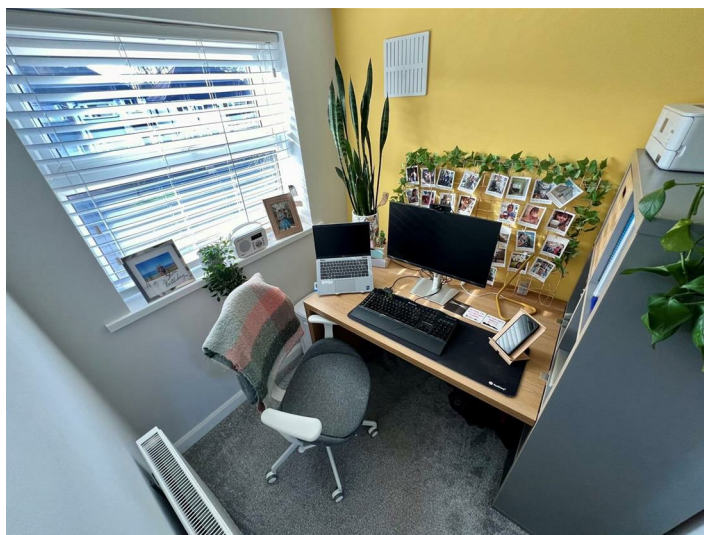


Having UPVC double glazed bay window to the rear, ceiling light point and central heating radiator

### BEDROOM THREE

**6'2" x 5'5" (1.88m x 1.65m)**

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



### REFITTED BATHROOM



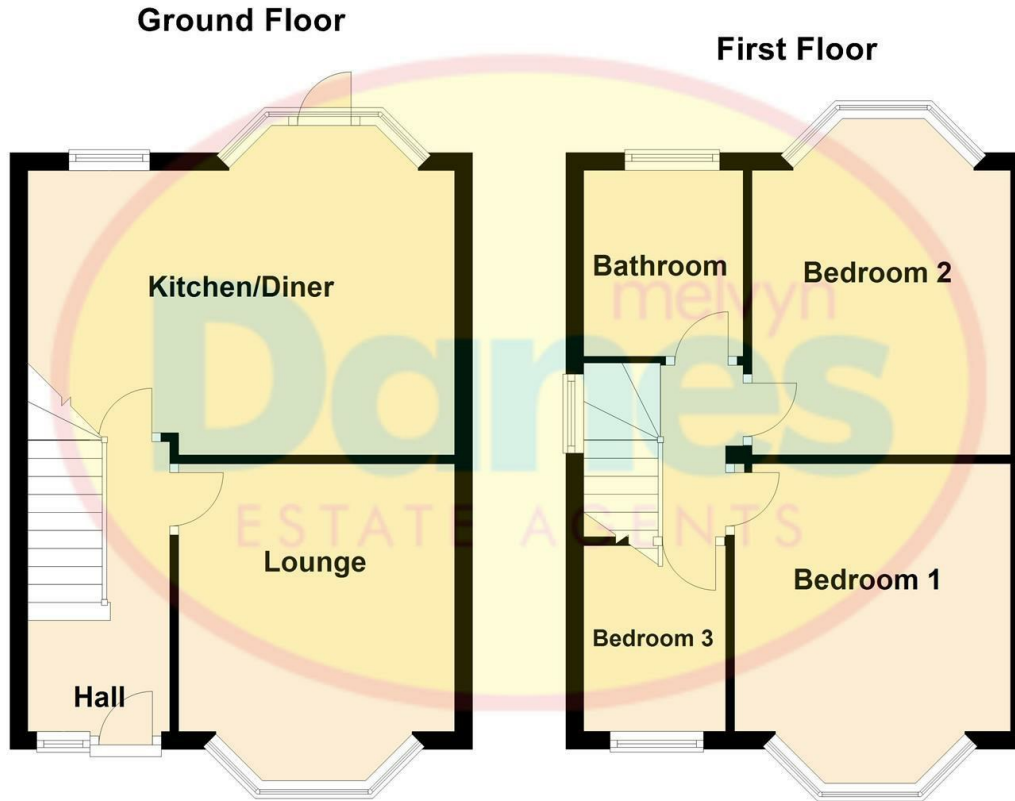
Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, P shaped bath with mixer shower over and glazed screen, vanity unit with inset wash hand basin, low level WC and complementary tiling

### REAR GARDEN

Having paved patio area with gated side access and shaped bordered lawn beyond, outside power supply, decked sitting area, garden shed and gated access to the rear

## 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.



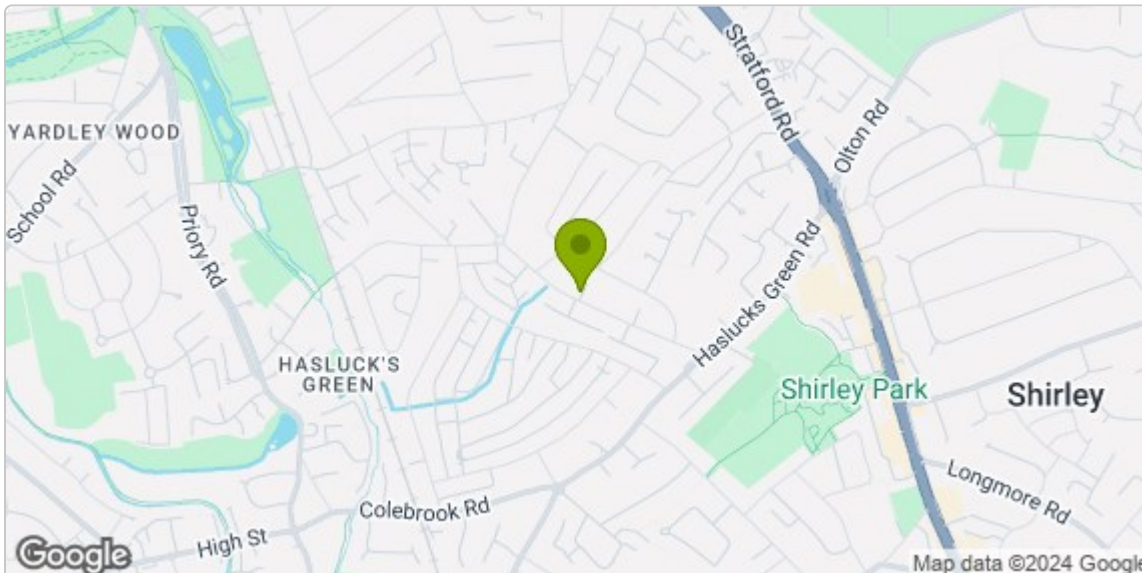
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** C

**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:**  
104 Newborough Road Shirley  
Solihull B90 2HF

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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