



Clinton Road, Shirley

Offers Around £299,950

- PORCH & HALLWAY
- DINING ROOM
- REAR PORCH
- THREE BEDROOMS
- GOOD SIZED GARDEN
- LOUNGE
- KITCHEN
- GARDEN ROOM
- SHOWER ROOM
- REAR DOUBLE GARAGE

Clinton Road is off Cranmore Road leading off Marshall Lake Road and Cranmore Boulevard. Close by are Widney Infant and Cranmore Infant School. A walk of approximately a mile from here will bring you to Alderbrook Senior School, in whose catchment we are advised the property falls, subject to confirmation from the Education Authority, and also nearby, in Whitefields Road, is St Augustines Roman Catholic Junior and Infant School, and St Peters Roman Catholic Senior School and Sixth Form College.

Close to the junction with Marshall Lake Road and Longmore Road, are local shops, and further local shopping will be found on the corner of Cranmore Road at its junction with Marshall Lake Road. At the opposite side of this junction is access into the Retail Park, and of course the main Stratford Road provides a comprehensive array of shops ranging from small speciality and convenience stores to a choice of major supermarkets.

Regular bus services operate along Marshall Lake Road and Stratford Road giving access to the centre of Solihull and also into the City of Birmingham and its outlying suburbs. Travelling by car along the A34 Stratford Road, a journey of less than three miles will bring you to the junction of the M42 motorway. On this junction is sited the expanding Blythe Valley Business Park, which complements the existing business premises which are sited on Cranmore Boulevard and encompass the Cranmore, Widney, Monkspath and Solihull Business Parks.

An excellent location therefore for this 1930's semi detached house which sits back from the road behind a front driveway with lawned foregarden. A UPVC double glazed door opens to the

PORCH ENTRANCE

Having ceiling light point, UPVC double glazed windows to the front and side, tiled flooring and door opening to the

RECEPTION HALLWAY

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

LOUNGE

12'1" max into bay x 10'0" (3.68m max into bay x 3.05m)



Having dog leg bay window to the front, ceiling light point, central heating radiator and tiled fireplace with inset electric fire

DINING ROOM

11'6" x 10'0" (3.51m x 3.05m)



Having french window to the rear garden, ceiling light point and central heating radiator

KITCHEN

8'2" x 5'10" (2.49m x 1.78m)



Having window to the side, ceiling light point, wall and base mounted storage units with work surfaces over having inset sink and drainer, gas cooker point, space and plumbing for automatic washing machine, under work surface appliance space and door opening to the

REAR PORCH

Having double opening doors to the patio area, windows to the side and rear, wall light point, outside tap and door opening to the

GARDEN ROOM

15'9" x 10'0" (4.80m x 3.05m)

Having windows to the side, front and rear, double opening doors to the rear garden and three wall light points

FIRST FLOOR LANDING

Having ceiling light point, window to the side, doors off to three bedrooms and loft hatch with ladder leading

MOSTLY BOARDED LOFT SPACE

Having light and access to the eaves providing a useful storage space or additional living space (subject to necessary planning permission and building regulations)

BEDROOM ONE

13'1" into bay x 10'0" (3.99m into bay x 3.05m)



Having dog leg bay window to the front, ceiling light point and central heating radiator

BEDROOM TWO

11'6" x 10'0" (3.51m x 3.05m)

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

BEDROOM THREE

7'4" x 6'0" (2.24m x 1.83m)

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

SHOWER ROOM



Having window to the rear, ceiling light point, full height wall tiling, airing/storage cupboard, heated towel rail, extractor fan, glazed shower cubicle, vanity unit with inset wash hand basin and concealed cistern WC

REAR GARDEN



Extending to approximately 120' and having a southerly aspect with small paved patio area with extensive lawn having privet and fenced boundaries, hardstanding for shed/greenhouse, gated access to the rear access driveway and door opening to the

DETACHED REAR DOUBLE GARAGE

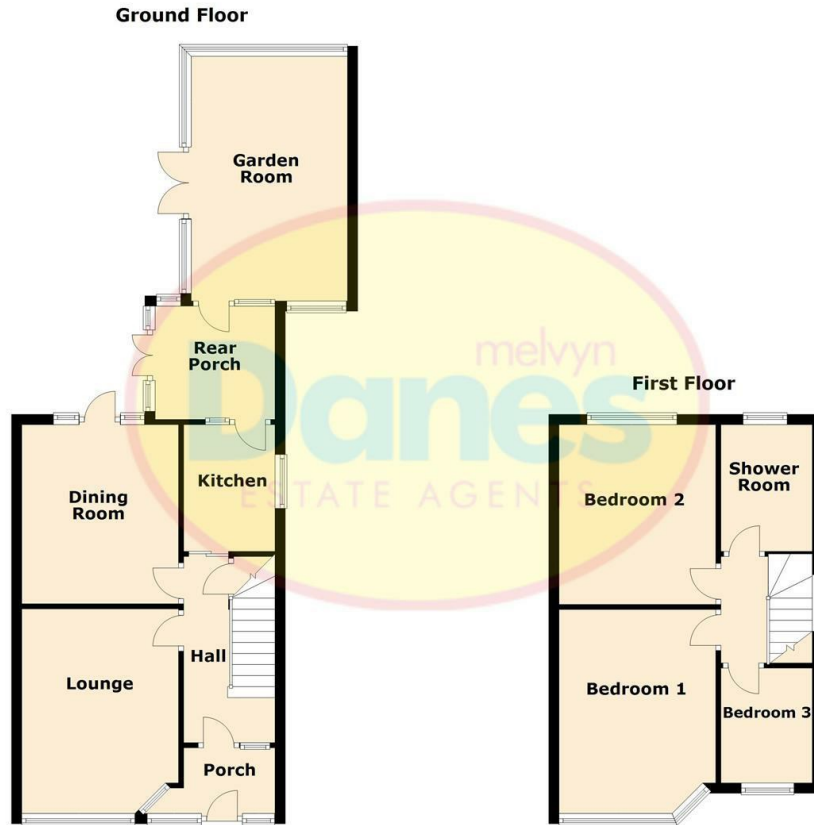
18'9" x 15'5" (5.72m x 4.70m)

Having windows to the side and rear and up and over door to the rear access 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.



COUNCIL TAX BAND - C

TENURE

We are advised that the property is Freehold.

VIEWING

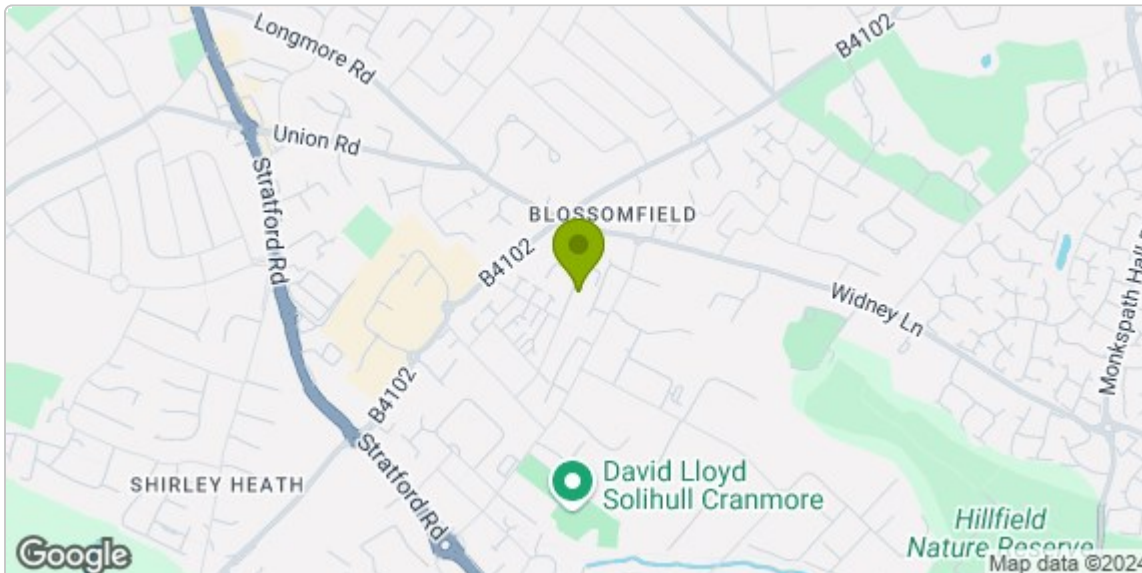
By appointment only please with the Shirley office on 0121 744 2801.

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:
90 Clinton Road Shirley
Solihull B90 4RG

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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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