



Wakelin Road, Shirley

Offers Around £285,000

- PORCH & HALLWAY
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- VIEWING RECOMMENDED
- GUEST CLOAKS WC
- DINING KITCHEN
- BATHROOM
- REAR STORE
- POPULAR LOCATION

Wakelin Road is a small cul-de-sac within 'The Woodlands' development located on the fringes of Shirley and benefiting from being in close proximity to open countryside.

The property falls within the catchment area for Light Hall Secondary School which can be found in nearby Stretton Road, with infant schooling being at Woodlands Infant School and junior schooling at Shirley Heath. 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.

An ideal location therefore for this modern end town house which sits back from the road behind a block paved hardstanding with shrub bed to the fore. The block paving extends access to a UPVC double glazed front door which opens to the

PORCH ENTRANCE

Having bin store, UPVC double glazed door opening to the

RECEPTION HALLWAY

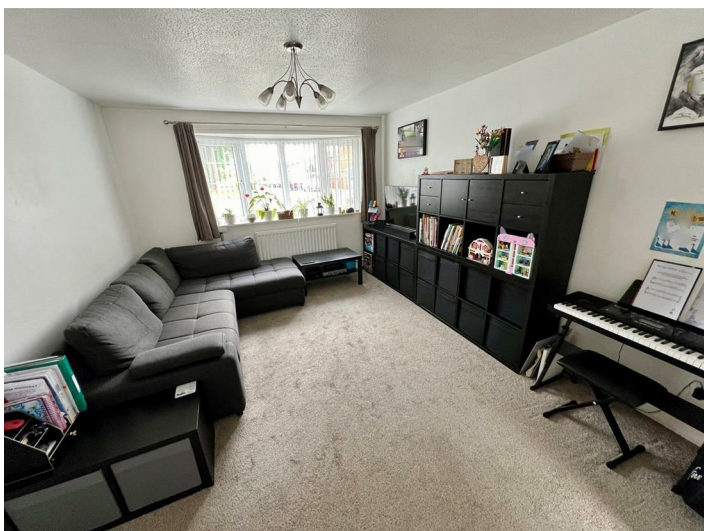
Having staircase rising to the first floor, two ceiling light points, central heating radiator, laminate wooden flooring, cloaks cupboard, access to the rear porch and doors opening to the lounge, storage cupboard and

GUEST CLOAKS WC

Having window to the side, ceiling light point, central heating radiator, complementary wall tiling, low level WC and wall mounted wash hand basin

LOUNGE

14'0" x 11'3" (4.27m x 3.43m)



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

DINING KITCHEN

12'0" x 10'7" (3.66m x 3.23m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, laminate wooden flooring and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker point, space and plumbing for washing machine and dishwasher and full height appliance space

REAR PORCH

Having UPVC double glazed door opening to the rear garden

FIRST FLOOR LANDING

Having ceiling light point, loft hatch access, storage cupboard and doors off to three bedrooms and bathroom

BEDROOM ONE

14'0" x 9'8" (4.27m x 2.95m)



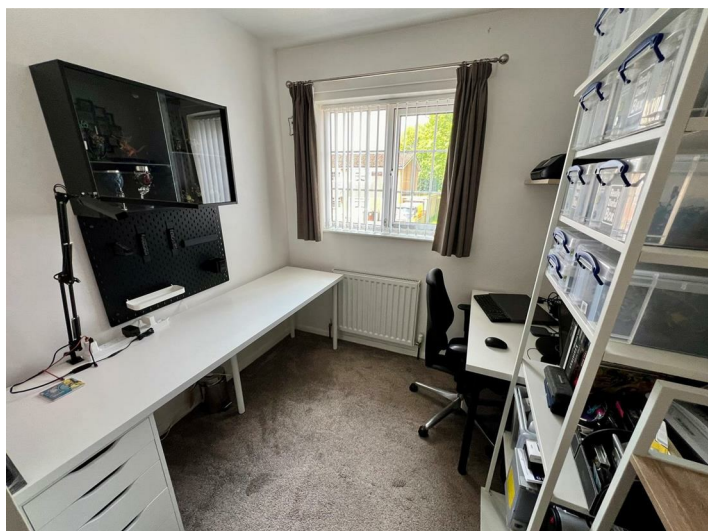
Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM TWO
12'3" x 9'8" (3.73m x 2.95m)



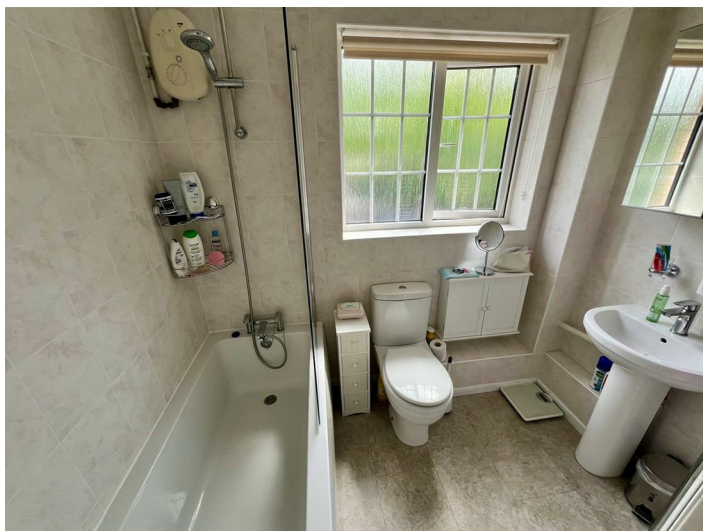
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM THREE
10'0" max x 7'7" (3.05m max x 2.31m)



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

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, panelled bath with shower over and glazed screen, pedestal wash hand basin and low level WC

REAR GARDEN



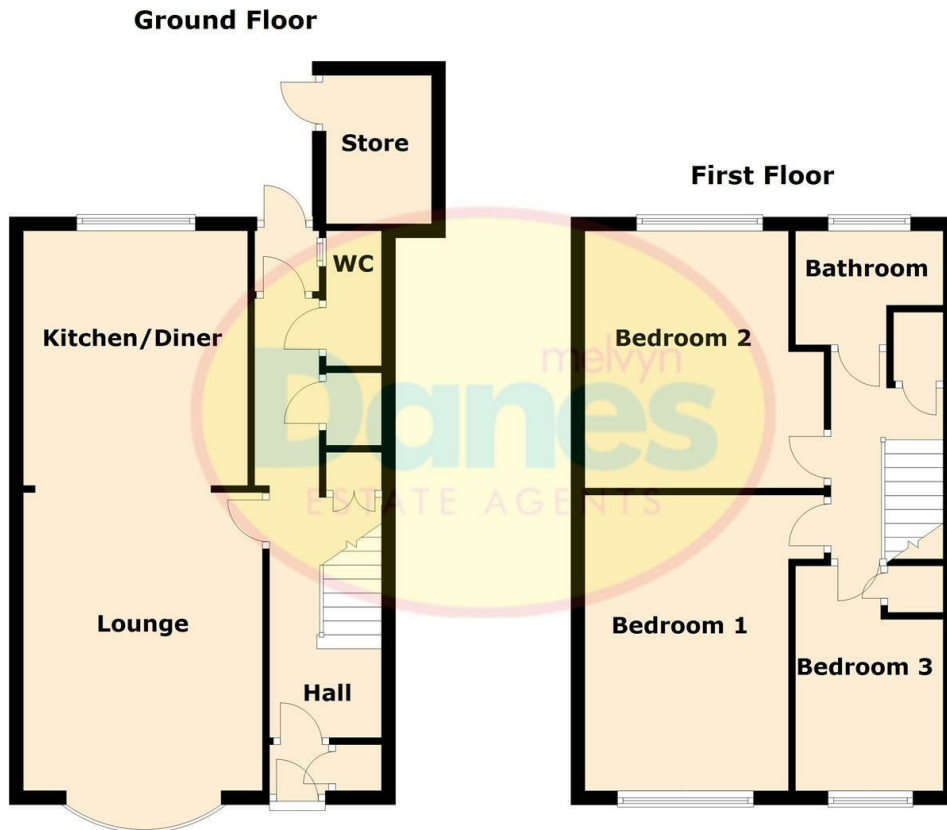
Having block paved patio area with small lawn beyond, gated side access, fenced boundaries and door opening to the

BRICK BUILT STORE

Providing useful storage space

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.



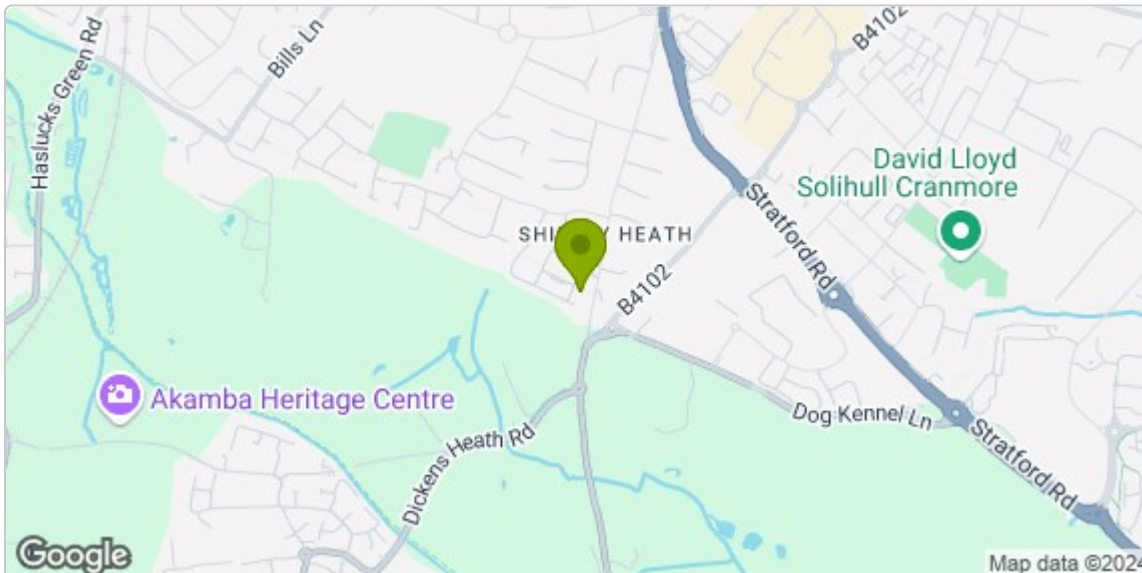
TENURE: We are advised that the property is Freehold

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:
18 Wakelin Road Shirley
Solihull B90 2RW

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	86
England & Wales		EU Directive 2002/91/EC	

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