

# Middleton Road, Shirley

## Offers Around £289,950

- CANOPY PORCH
- LOUNGE DINER
- THREE BEDROOMS
- FRONT DRIVEWAY
- POPULAR LOCATION
- RECEPTION HALLWAY
- EXTENDED KITCHEN
- BATHROOM
- GOOD SIZED REAR GARDEN
- VIEWING RECOMMENDED



Middleton Road conveniently links Hurdis Road with Velsheda Road. Through the park entrance on Hurdis Road, one can walk through directly into Shirley town centre.

The property is situated within the catchment area of nearby Light Hall School in Hathaway Road. Infant Schooling is catered for at Burman Infant School in Velsheda Road, whilst 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.

A great location therefore for this extended traditional semi detached house which is set back from the road behind a front gravel driveway with paved pathway access extending to the

### CANOPY PORCH

Having UPVC double glazed door opening to the

### RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and door opening to the



### LOUNGE DINER

**22'4" x 11'6" max (6.81m x 3.51m max )**

Having UPVC double glazed window to the front, two ceiling light points, central heating radiator, understairs storage cupboard and open access to the



### EXTENDED KITCHEN

**13'9" max x 12'9" max (4.19m max x 3.89m max)**



Having UPVC double glazed door and window to the rear, two ceiling light points, central heating radiator and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with hob and extractor canopy over, space and plumbing for automatic washing machine and full height appliance space





### **BEDROOM TWO**

**11'0" x 8'4" max (3.35m x 2.54m max)**

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

### **BEDROOM THREE**

**7'10" x 6'0" (2.39m x 1.83m)**

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

### **BATHROOM**



### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

**11'0" x 8'5" (3.35m x 2.57m)**



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, full height wall tiling, P shaped bath with mixer shower over and glazed screen, pedestal wash hand basin, low level WC and tiled flooring

### **REAR GARDEN**



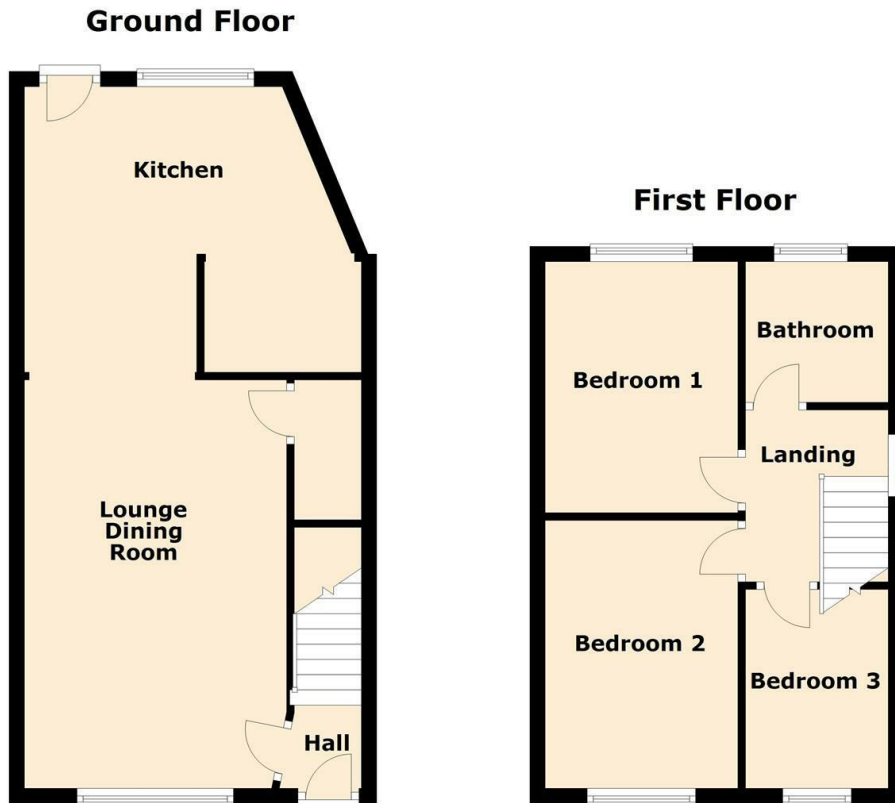
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator



Having paved patio area with gated access to the side, extensive lawn with fenced boundaries and two garden sheds

## 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.



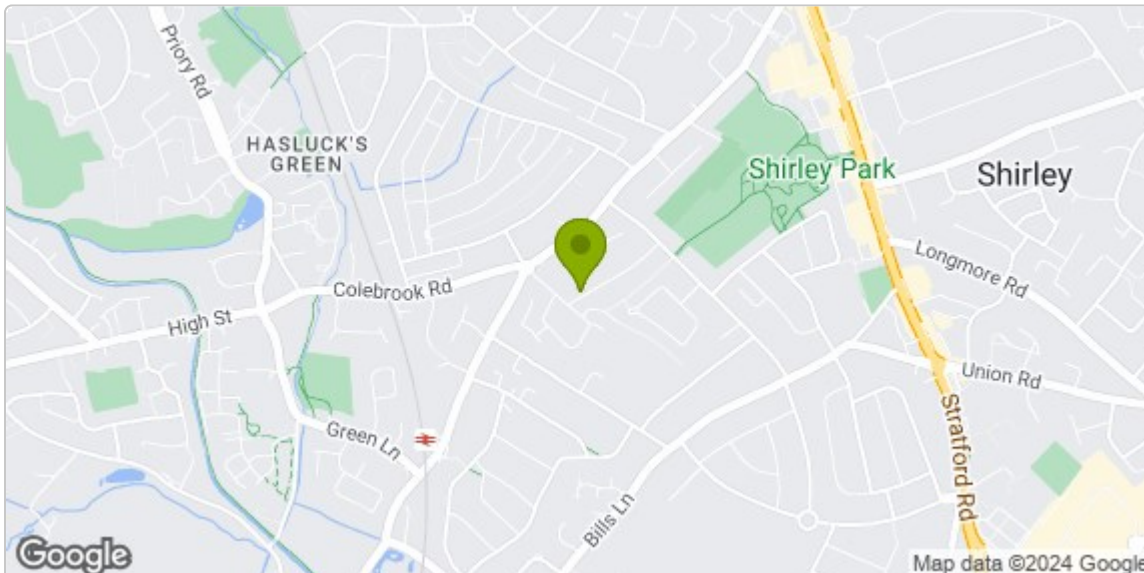
**TENURE:** We are advised that the property is Freehold

**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:**  
**80 Middleton Road Shirley**  
**Solihull B90 2JJ**

**Council Tax Band:** C

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