



# Grenville Road, Shirley

## Offers Around £299,950

- PORCH
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- RECEPTION HALLWAY
- DINING AREA
- UTILITY & WC
- SHOWER ROOM & WC
- POPULAR LOCATION

Grenville Road is situated on the Shirley Park Estate which links between Bills Lane and Hurdis Road. There is an entrance to the park is opposite this property on Grenville Road and also on Hurdis Road where 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 and Junior Schooling is catered for at St James Tudor Grange Academy which is a feeder school for the much requested Tudor Grange Secondary School. 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.

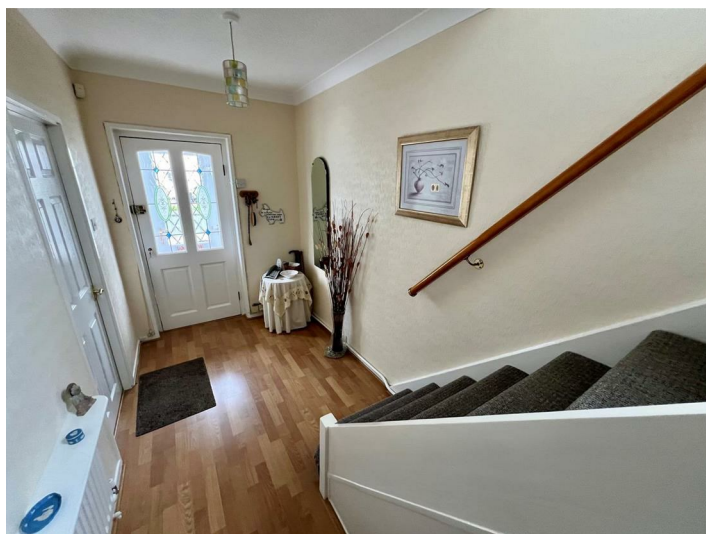
Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An excellent location therefore for this semi detached house which sits back from the road behind a front block edge tarmac driveway leading to a part double opening double glazed door which opens directly to the

### **PORCH**

Having tiled flooring and part glazed front door opening to the

### **RECEPTION HALLWAY**



Having laminate wooden flooring, ceiling light point, central heating radiator and doors opening to the lounge and kitchen

### **LOUNGE** **12'9" x 12'7" (3.89m x 3.84m)**



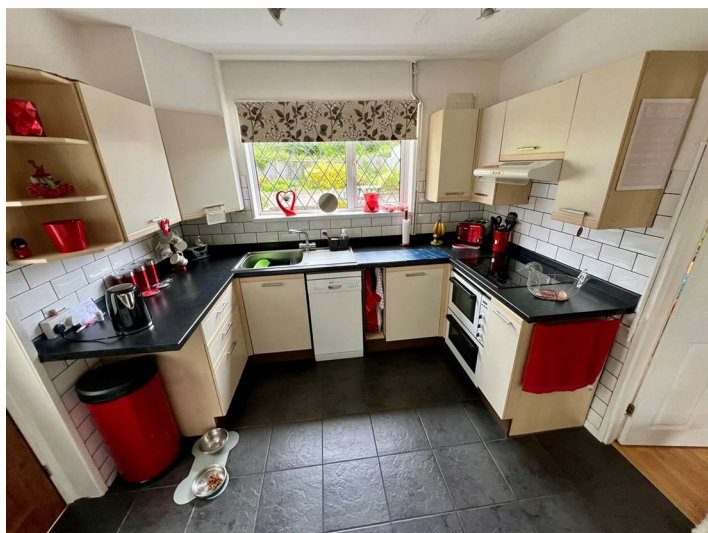
Having UPVC double glazed window to the front, ceiling light point, central heating radiator, brickette fireplace and open access to the

### **DINING AREA** **10'1" x 9'0" (3.07m x 2.74m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, laminate wooden flooring and door opening to the

**KITCHEN**  
**10'2" x 9'8" (3.10m x 2.95m)**



Having UPVC double glazed window to the rear, ceiling light point, tiled flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, built in electric double oven with hob and extractor canopy over, plumbing for a slimline dishwasher, under work surface appliance spaces and part glazed door opening to the

**SIDE UTILITY ROOM**

Having UPVC double glazed window and door to the side, ceiling light point, space and plumbing for washing machine and door opening to the

**GROUND FLOOR WC**

Having UPVC double glazed window to the side and low level WC

**FIRST FLOOR LANDING**

Having UPVC double glazed window to the side, ceiling light point and loft hatch access leading to part boarded loft space

**BEDROOM ONE**  
**11'6" x 10'6" (3.51m x 3.20m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, built in cupboards and laminate wooden flooring

**BEDROOM TWO**  
**11'2" x 10'2" (3.40m x 3.10m)**

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, laminate wooden flooring and built in cupboard

**BEDROOM THREE**  
**8'2" x 8'1" (2.49m x 2.46m)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, built in cupboard and laminate wooden flooring

**SHOWER ROOM**



Having recessed ceiling spotlights, heated towel rail, airing cupboard, quadrant shower cubicle and wash hand basin

**SEPARATE WC**

Having UPVC double glazed window to the side, ceiling light point and low level WC

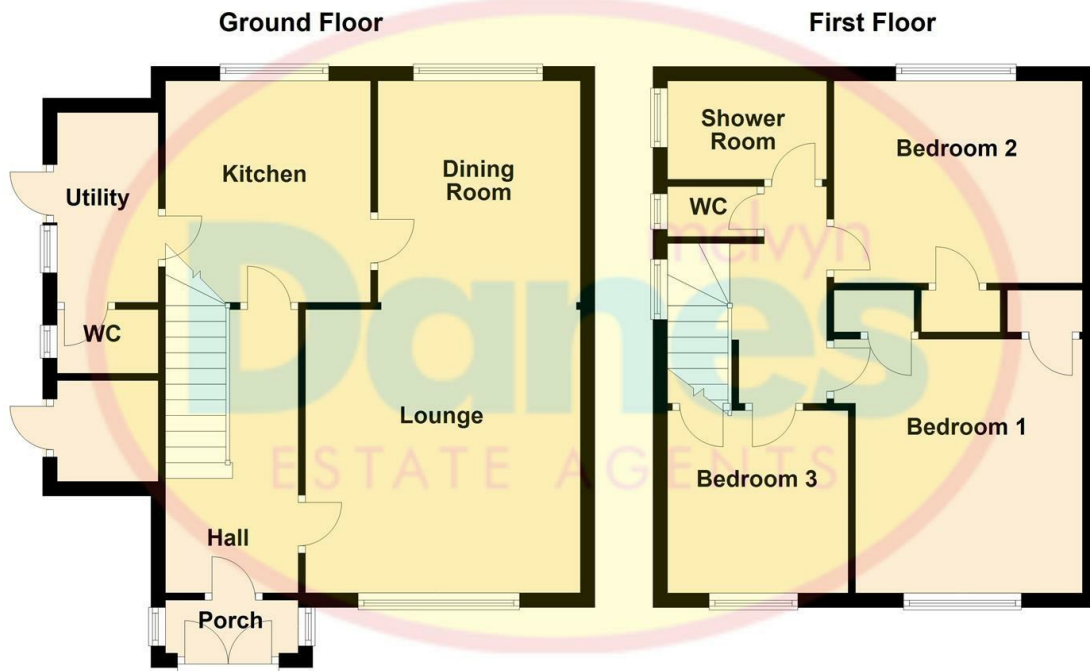
**REAR GARDEN**



Being hard landscaped with gravel and paved areas having well stocked borders and gated access to the front. A door opens to a useful garden store

## 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

### MATERIAL INFORMATION

The property is constructed by method of poured concrete by Laing the builders to their 'Easiform' specification which may limit purchasers mortgage lender availability.

### VIEWING

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

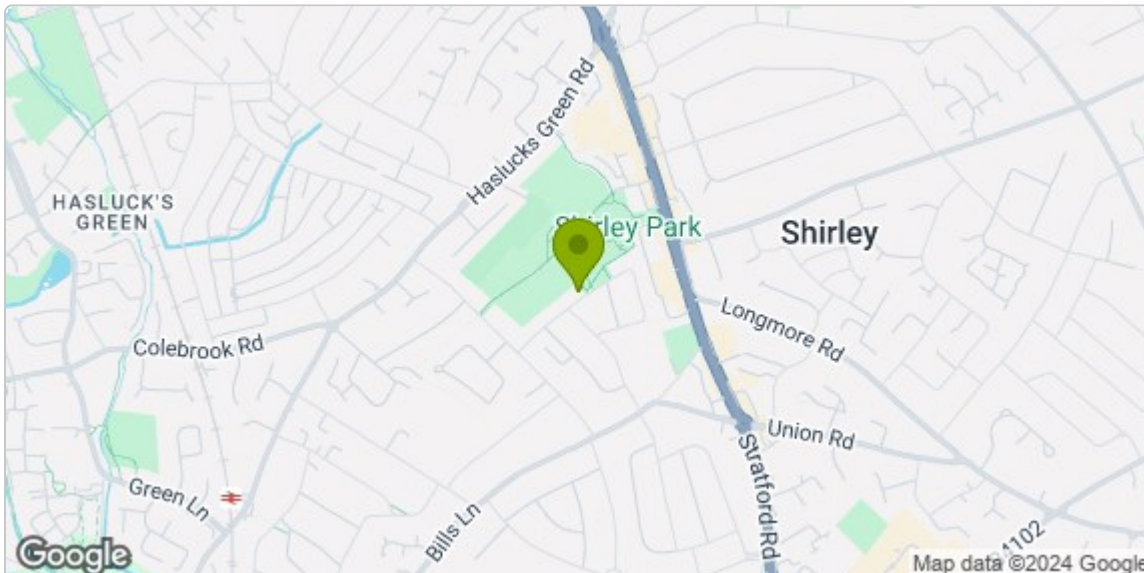
### COUNCIL TAX - Band C

### 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:  
61 Grenville Road Shirley  
Solihull B90 2DF

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		
	57	71
England & Wales	EU Directive 2002/91/EC	

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