



Conway Road, Shirley

Offers Around £359,950

- RECEPTION HALLWAY
- OPEN PLAN LOUNGE DINER
- THREE BEDROOMS
- FRONT DRIVEWAY
- GARAGE/GARDEN ROOM
- GUEST CLOAKS WC
- EXTENDED BREAKFAST KITCHEN
- BATHROOM
- REAR GARDEN
- VIEWING ESSENTIAL

Conway Road is a popular residential road which links Marshall Lake Road with Clinton Road.

We are advised that the property is situated within the catchment area of Alderbrook School with infant schooling being at Cranmore Infant School and junior schooling at Widney Junior School. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. 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 and Leisure Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway. Junction 4 itself provides access to the Midland Motorway Network via the M42, M40, M6 and M5. A short drive down the M42 to Junction 6, you will find Birmingham International Airport and Railway Station, along with the Nation Exhibition Centre.

An ideal location therefore for this traditional semi detached house which benefits from a full width extension to the rear offering an open plan dining kitchen across the back of the house which considerably increases the ground floor living accommodation and really needs to be seen to be appreciated.

The property is set back from the road behind a block paved driveway which leads in turn to a UPVC double glazed front door which opens directly to the

RECEPTION HALLWAY



Having two ceiling light points, laminate wooden flooring, decorative cast style radiator, staircase rising to the first floor, doors opening to lounge area, kitchen, guest cloaks WC and double opening doors to the

UTILITY STORE

Having central heating boiler, space and plumbing for automatic washing machine and additional appliance spaces

GUEST CLOAKS WC



Having UPVC double glazed window to the side, ceiling light point, laminate wooden flooring, heated towel rail, low level WC and corner wash hand basin

LOUNGE AREA

12'11" into bay x 10'7" (3.94m into bay x 3.23m)



Having UPVC double glazed bay window to the front, ceiling light point, decorative central heating radiator, oak mantle, laminate wooden flooring and open access to the

DINING AREA
10'1" x 9'9" (3.07m x 2.97m)



Having laminate wooden flooring, ceiling light point, decorative central heating radiator and open access to the

EXTENDED BREAKFAST KITCHEN
15'7" x 15'1" max (4.75m x 4.60m max)



Having double glazed bi-fold doors and window to the rear garden, recessed ceiling spotlights and two ceiling light points, decorative central heating radiator, laminate wooden flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset ceramic sink and drainer, 5 burner gas hob with extractor canopy over, integrated electric oven and microwave, central island unit with butchers block work surfaces over and breakfast bar overhang, space for an American style fridge freezer and space with plumbing for a dishwasher



FIRST FLOOR LANDING

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

BEDROOM ONE

13'0" into bay x 10'1" (3.96m into bay x 3.07m)



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

BEDROOM TWO

10'2" x 9'3" (3.10m x 2.82m)



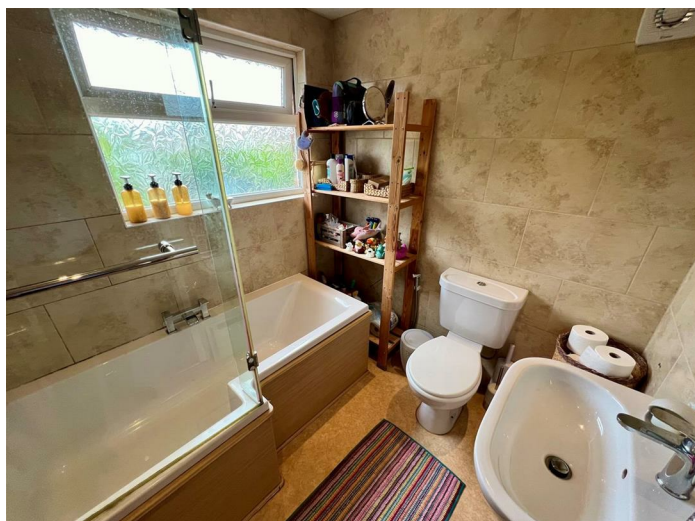
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM THREE

6'10" x 6'2" (2.08m x 1.88m)

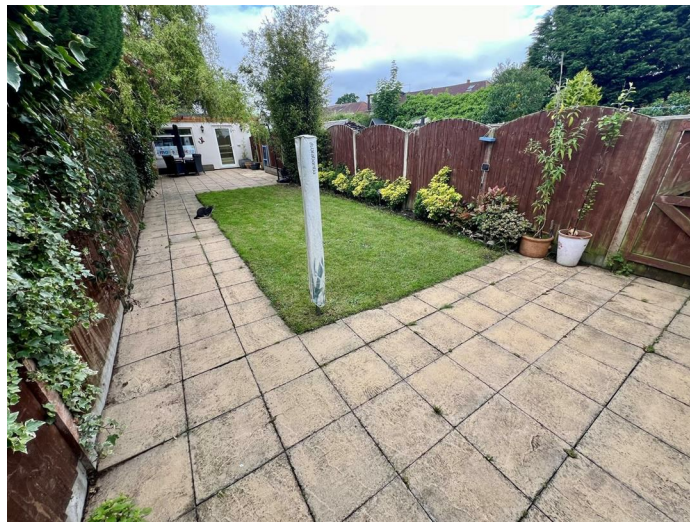
Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, panelled P shaped bath with shower over and glazed screen, semi pedestal wash hand basin, low level WC and complementary wall tiling

REAR GARDEN



Having paved patio area with gated access to the side, outside lighting and power point, lawn with defined boundaries and additional patio area with pergola over and UPVC double glazed door opening to the



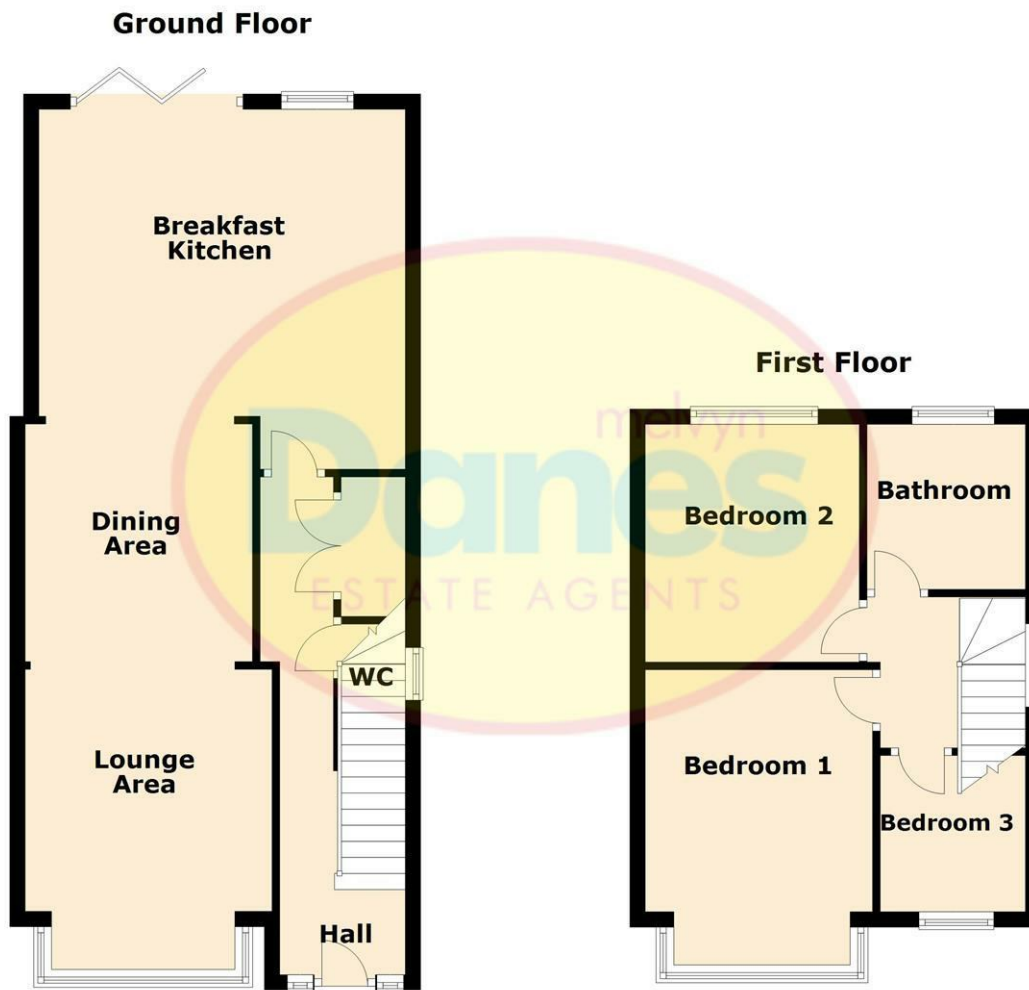
REAR GARAGE/GARDEN ROOM

15'8" x 12'4" (4.78m x 3.76m)

Having suspended ceiling with inset lighting, double opening doors to the rear access driveway, laminate wooden flooring and UPVC double glazed window overlooking the garden

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.

COUNCIL TAX - Band C

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.



**41 Conway Road Shirley
Solihull B90 4RF**

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	