



# Yardley Wood Road, Shirley

**Offers Around £337,950**

- PORCH & HALLWAY
- LOUNGE
- KITCHEN
- THREE DOUBLE BEDROOMS
- REAR GARDEN
- GUEST CLOAKS WC
- DINING ROOM
- CONSERVATORY
- BATHROOM
- GARDEN ROOM & DRIVEWAY

This well maintained double fronted semi-detached house offers excellent family accommodation and is situated on the junction with Pear Tree Crescent.

Yardley Wood Road is in a convenient location for local shops. It is a short walk from the High Street, Solihull Lodge, along which is Peterbrook Junior and Infant School and frequent bus services which provide access to the Maypole where a Sainsbury's supermarket and local shops are sited or, in the other direction to the A34 Stratford Road in the town centre of Shirley, passing by a number of shops and access to Shirley Railway Station from where commuter services operate to Birmingham and beyond.

There is easy access via the Maypole and Hollywood By-Pass to Junction 3 of the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station.

An excellent location therefore for this semi-detached house which sits back from the road behind a lawned foregarden that extends to the side of the property. There is a double width block set driveway that extends to UPVC double glazed double opening doors which opens to the

#### **PORCH ENTRANCE**

Having front door opening to the

#### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and understairs storage cupboard

#### **GUEST CLOAKS WC**

Having UPVC double glazed window to the front, ceiling light point, low level WC and wash hand basin

#### **LOUNGE**

**18'10" x 12'0" (5.74m x 3.66m)**



Having UPVC double glazed windows to the front and side, two ceiling light points, two central heating radiators and brick fireplace

#### **DINING ROOM**

**12'1" x 10'0" (3.68m x 3.05m)**

Having sliding double glazed doors to the conservatory, ceiling light point and central heating radiator



#### **KITCHEN**

**10'0" x 8'5" (3.05m x 2.57m)**



Having UPVC double glazed window to the front, recessed ceiling spotlights, door to the conservatory, tiled flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, gas hob with extractor canopy over and integrated electric double oven



### CONSERVATORY

**19'8" x 7'6" (5.99m x 2.29m)**

Having double glazed windows and sliding doors to the rear garden, two ceiling light points, wall light point, tiled flooring, plumbing for washing machine

### FIRST FLOOR LANDING

Having ceiling light release tube, ceiling light point, airing cupboard and loft hatch access with ladder leading to part boarded loft space

### BEDROOM ONE WITH EN SUITE AREA

**16'10" to wardrobe fronts x 12'0" (5.13m to wardrobe fronts x 3.66m)**



Having UPVC double glazed windows to the front and side, ceiling light point, central heating radiator, built in wardrobes, recessed shower enclosure and vanity unit with wash hand basin



### BEDROOM TWO

**12'1" x 10'0" (3.68m x 3.05m)**

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

### BEDROOM THREE

**8'1" x 8'6" (2.46m x 2.59m)**

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

### REFITTED BATHROOM



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

### REAR GARDEN



Being hard landscaped with ornamental paving and gravel areas, pergola, raised paved area with garden shed and gated access to the front driveway, well stocked shrub borders and door opening to the

### GARDEN ROOM

**8'6" x 7'8" (2.59m x 2.34m)**

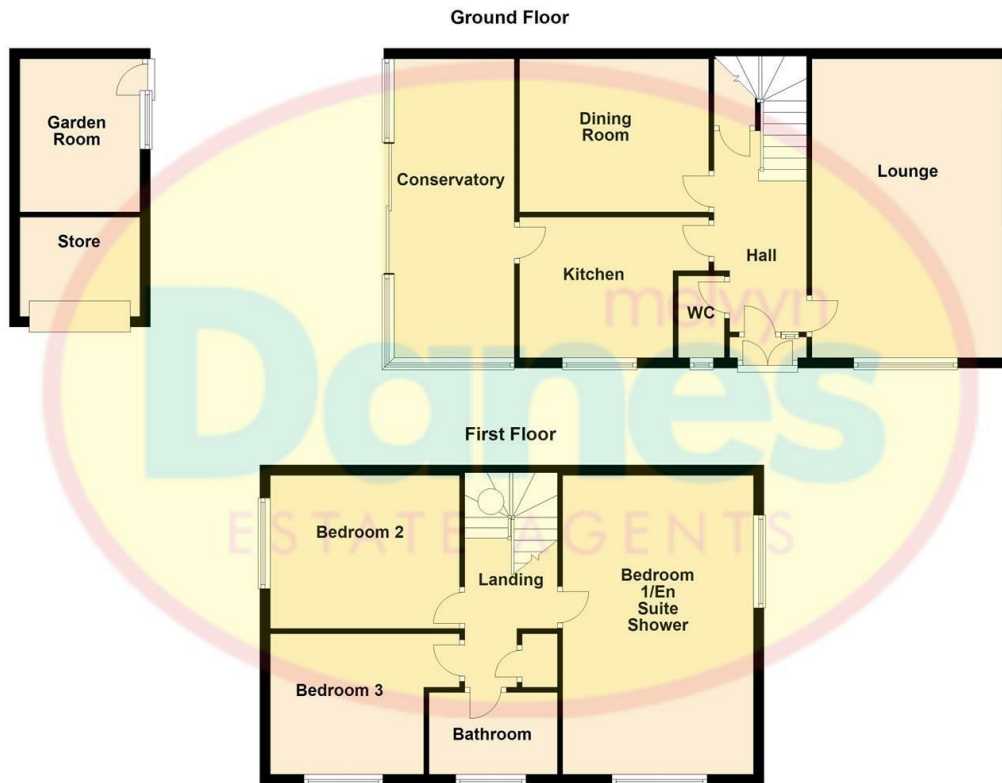
Having light, power, night storage heater and UPVC double glazed window

### ADDITIONAL DRIVEWAY PARKING

Located to the side of the rear garden and having up and over door to the store room

## 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 D**

### TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

### 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:**  
1350 Yardley Wood Road  
Shirley Solihull B90 1JT

**Council Tax Band: D**

| 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>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|   |         | 79                      |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk