



# Clinton Road, Shirley

## Offers Around £309,950

- FRONT DRIVEWAY
- LOUNGE
- REAR LOBBY WITH WC
- SHOWER ROOM
- STORE/WORKSHOP
- RECEPTION HALLWAY
- EXTENDED DINING KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- VIEWING ESSENTIAL

Clinton Road is off Cranmore Road leading off Marshall Lake Road and Cranmore Boulevard. Close by are Widney Infant and Cranmore Infant School. A walk of approximately a mile from here will bring you to Alderbrook Senior School, in whose catchment we are advised the property falls, subject to confirmation from the Education Authority, and also nearby, in Whitefields Road, is St Augustines Roman Catholic Junior and Infant School, and St Peters Roman Catholic Senior School and Sixth Form College.

Close to the junction with Marshall Lake Road and Longmore Road, are local shops, and further local shopping will be found on the corner of Cranmore Road at its junction with Marshall Lake Road. At the opposite side of this junction is access into the Retail Park, and of course the main Stratford Road provides a comprehensive array of shops ranging from small speciality and convenience stores to a choice of major supermarkets.

Regular bus services operate along Marshall Lake Road and Stratford Road giving access to the centre of Solihull and also into the City of Birmingham and its outlying suburbs. Travelling by car along the A34 Stratford Road, a journey of less than three miles will bring you to the junction of the M42 motorway. On this junction is sited the expanding Blythe Valley Business Park, which complements the existing business premises which are sited on Cranmore Boulevard and encompass the Cranmore, Widney, Monkspath and Solihull Business Parks.

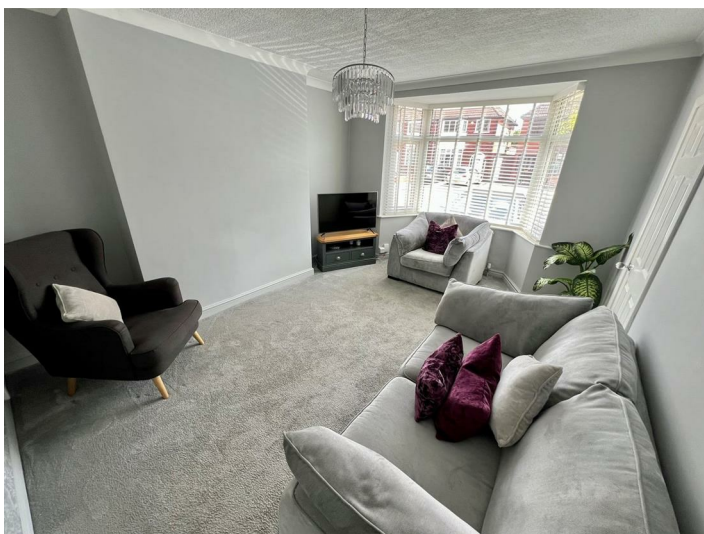
An excellent location therefore for this 1930's town house which sits back from the road behind a front gravel driveway that extends to a UPVC double glazed door which opens to the

### RECEPTION HALLWAY

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

### LOUNGE

**15'4" into bay x 11'8" (4.67m into bay x 3.56m)**



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

### EXTENDED DINING KITCHEN 16'9" x 11'9" max (5.11m x 3.58m max)



Having understairs storage cupboard, UPVC double glazed window to the rear, central heating radiator, two ceiling light points, tiled flooring, space for dining table and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker, dishwasher and space for a fridge freezer



### REAR LOBBY

Having UPVC double glazed doors to the side passageway and rear garden, ceiling light point, central heating radiator and door opening to the

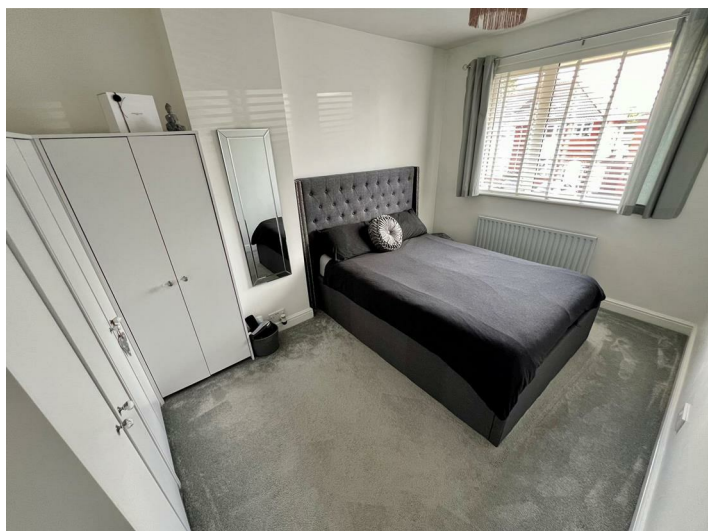
### GROUND FLOOR WC

Having concealed cistern WC, ceiling light point, tiling to splash areas and extractor fan

### FIRST FLOOR LANDING

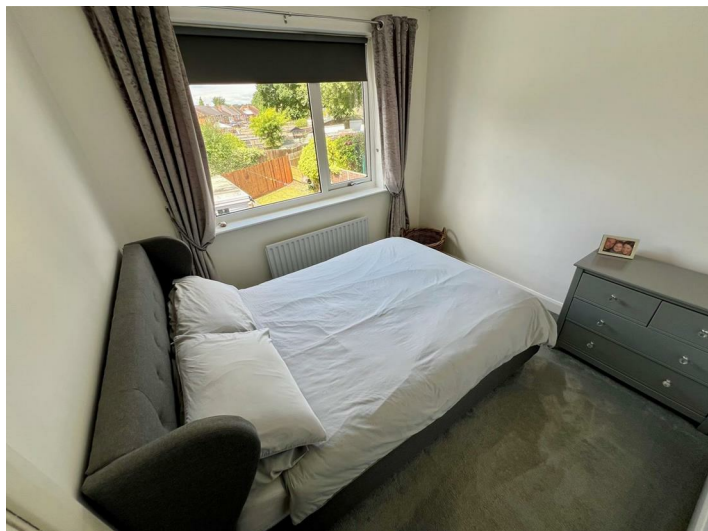
Having ceiling light point, useful storage cupboard, loft hatch access and doors off to three bedrooms and shower room

**BEDROOM ONE**  
**13'5" x 8'10" (4.09m x 2.69m)**

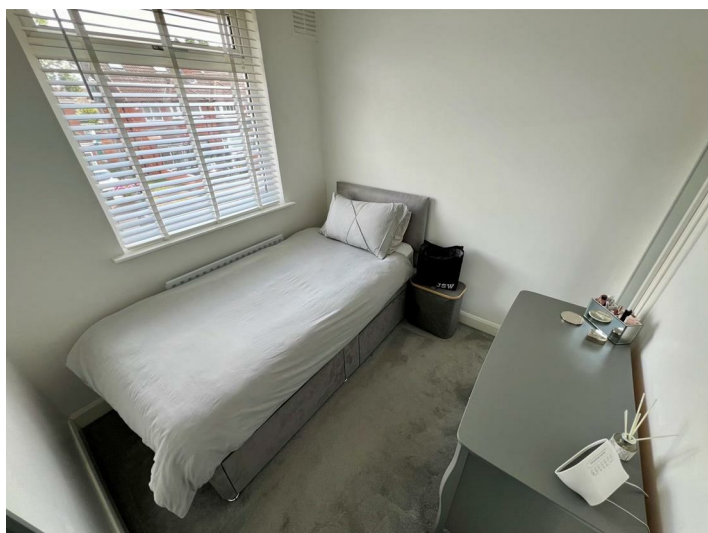


Having UPVC double glazed window to the front, ceiling light point, central heating radiator and wardrobes providing hanging rail and shelf storage

**BEDROOM TWO**  
**9'1" x 9'0" (2.77m x 2.74m)**



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



**BEDROOM THREE**  
**7'6" x 7'6" (2.31m x 2.29m)**

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

**REFITTED SHOWER ROOM**



Having UPVC double glazed window to the rear, recessed ceiling spotlights, central heating radiator, full height wall tiling, tiled flooring, tandem shower with glazed screen, vanity unit with inset wash hand basin and low level WC

**REAR GARDEN**



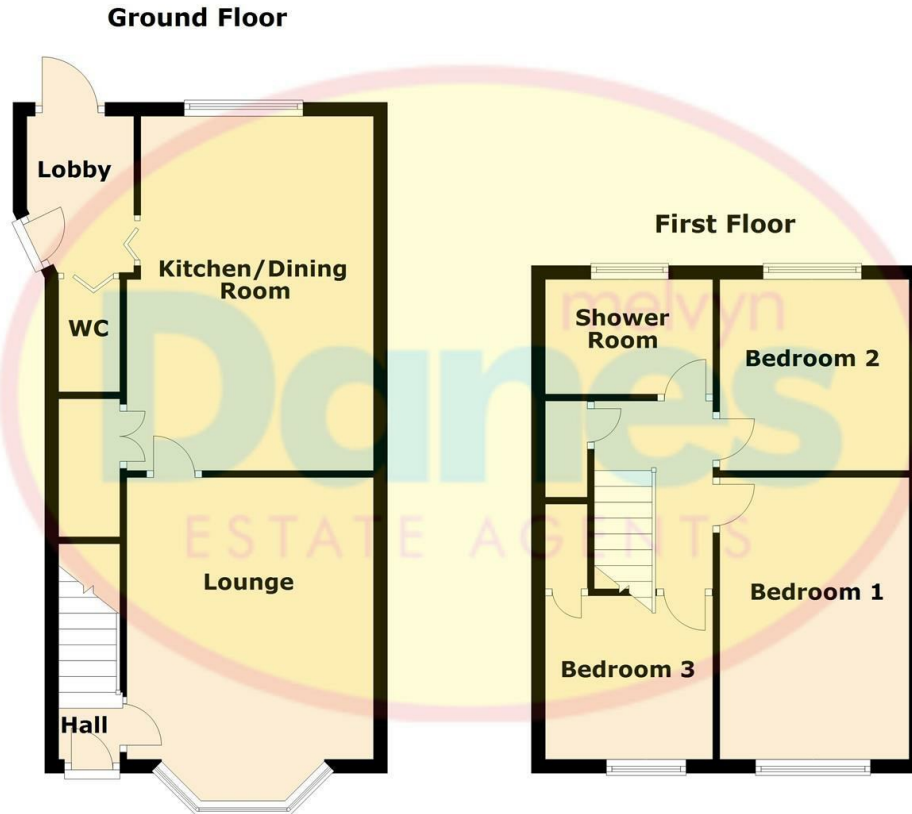
Being paved in the majority for ease of maintenance and having defined boundaries, gravel area, outside tap, garden shed and UPVC double glazed door opening to the

**WORKSHOP/STORE ROOM**  
**14'5" x 9'2" (4.39m x 2.79m)**

Having UPVC double glazed door the rear access driveway and recessed ceiling spotlights

## 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 - B**

### TENURE

We are advised that the property is Freehold.

### VIEWING

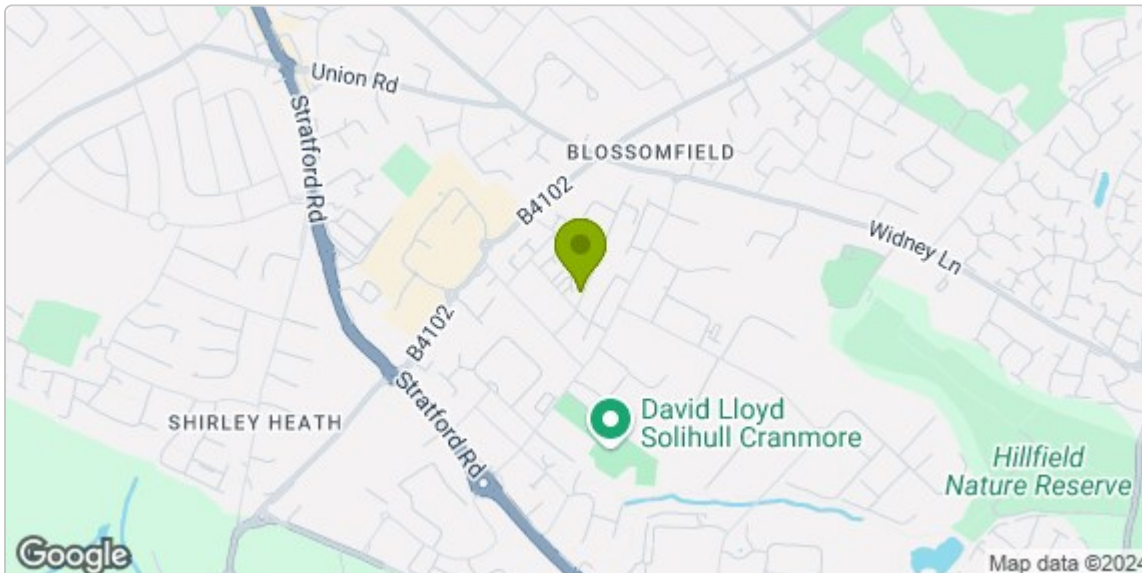
By appointment only please with the Shirley office on 0121 744 2801.

### 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:**  
25 Clinton Road Shirley  
Solihull B90 4RN

**Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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