



# Northland Road, Shirley

## Offers Around £325,000

- DRIVEWAY
- LOUNGE
- THREE BEDROOMS
- GARAGE
- CUL DE SAC POSITION
- HALLWAY
- KITCHEN DINER
- BATHROOM
- REAR GARDEN
- NO UPWARD CHAIN

Northland Road is located off Cranmore Boulevard close to the junction with Widney Lane. The cul-de-sac itself provides access to Cranmore Infant School, and has deep verges to the roadside creating a great feeling of space.

We are advised that the property is situated within the catchment area of Alderbrook School with infant schooling being at Widney Junior and Infant 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 and Widney Station leads off the nearby Widney Lane.

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 ideal location for this 1950's semi detached house which sits back from the road behind a paved driveway access leading to the

### HALLWAY



Having ceiling light point, central heating radiator, storage cupboard, laminate flooring stairs rising to first floor landing and doors off to the kitchen diner, rear porch and

### LOUNGE 9'10" x 19'0" (3.00m x 5.79m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, gas fire and cover corning to ceiling

### KITCHEN DINER 15'5" max x 12'8" (4.70m max x 3.86m)



Having double glazed window to rear aspect, a fitted kitchen with a range of wall, base, drawer and display units, wooden work surface, Belfast sink with mixer tap over, electric double oven, four ring gas hob, recessed lights and ceiling light point, central heating radiator and space and plumbing for dishwasher and washing machine

### REAR PORCH

Having doors leading to the front driveway, rear garden, storage area and opening to

### WC

Having single glazed window to rear porch, low level wc and wall mounted light

### STORE 4'5" x 10'8" (1.35m x 3.25m)

Having single glazed window to rear aspect, wall mounted light and door leading to garage

### FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, picture railing, coved corning to ceiling, loft access and doors off to the three bedrooms and bathroom

**BEDROOM ONE**  
14'5" x 10'6" (4.39m x 3.20m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and coved cornice to ceiling

**BEDROOM TWO**  
9'11" x 10'7" (3.02m x 3.23m)



Having double glazed window to front aspect, ceiling light point, central heating radiator and built in wardrobe with hanging rail

**BEDROOM THREE**  
9'11" max x 8'0" (3.02m max x 2.44m)



Having double glazed window to front elevation, ceiling light point, central heating radiator and coved cornice to ceiling

**BATHROOM**

Having double glazed window to rear elevation, panel bath with electric shower over, low level wc, pedestal wash hand basin, part tiled walls and coved cornice to ceiling

**GARAGE**

**19'3" x 11'6" (5.87m x 3.51m)**

Having double doors to the front driveway, single glazed window to rear aspect, four ceiling light points and door to the storage area

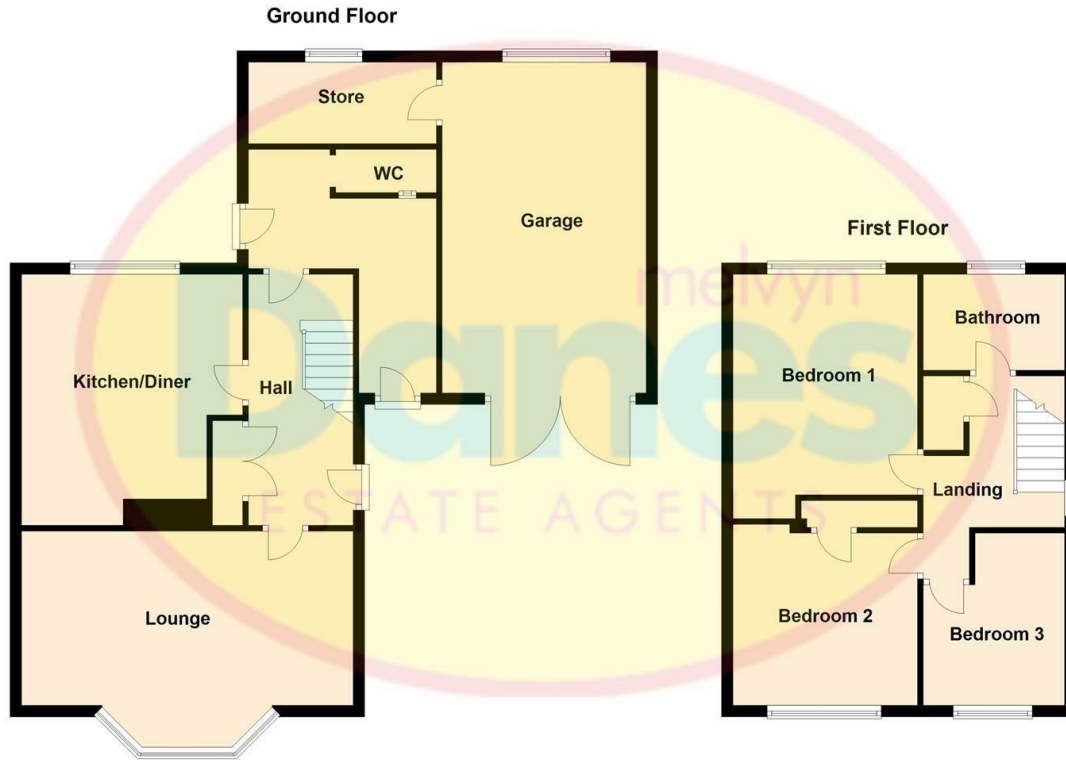
**REAR GARDEN**



Having paved patio, pond and the rest laid mainly to lawn with further paved area to the rear of the garden and timber shed

## 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:**  
17 Northland Road Shirley  
Solihull B90 4SA

**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		
	65	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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