



Velsheda Road, Shirley

Offers Around £329,950

- PORCH & HALLWAY
- LOUNGE
- EXTENDED KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- GUEST CLOAKS WC
- DINING AREA
- STUDY
- SHOWER ROOM
- GARAGE & DRIVEWAY

Velsheda Road leads from Haslucks Green Road at its junction with Colebrook Road. There is access from Velsheda Road to Burman Road Infant School, whilst in nearby Haslucks Green Road is Haslucks Green Junior School, and senior schooling is catered for at the well regarded Light Hall School. Education facilities are subject to confirmation from the Education Department.

There are a number of local shops and Shirley Railway Station within Haslucks Green Road, together with local bus services which will take you into the centre of Shirley, Solihull and the city of Birmingham and its outlying suburbs.

The main A34 Stratford Road in Shirley has an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the nearby Retail Park. There are a wide choice of restaurants and hostelrys together with a thriving business community which extends down the Stratford Road to the Cranmore, Widney and Monkspath Business Parks, and beyond here to the presently under construction Provident and Blythe Valley Business Parks which straddle the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location, therefore, for this property which is set back from the road behind a front driveway which provides access via double opening UPVC double glazed doors to the

PORCH ENTRANCE

Having UPVC double glazed windows to the front, tiled flooring and front door opening to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and doors opening to the lounge, dining area, study and

GUEST CLOAKS WC

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

LOUNGE

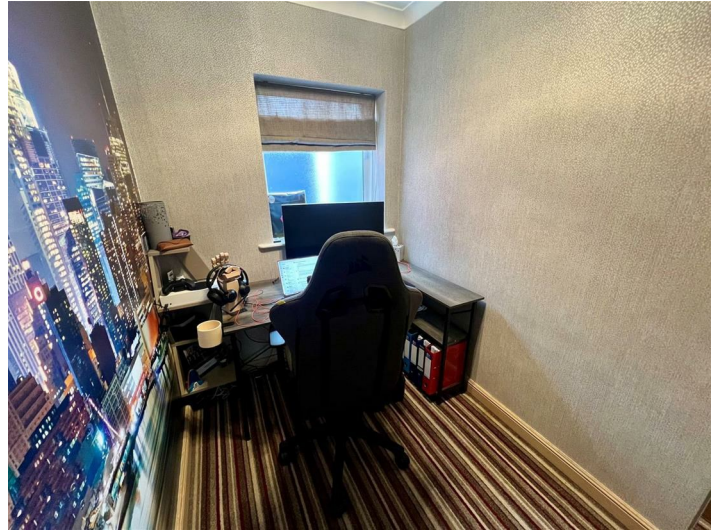
14'4" into bay x 10'5" (4.37m into bay x 3.18m)



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

STUDY

8'3" x 5'7" (2.51m x 1.70m)



Having UPVC double glazed window to the rear and ceiling light point

DINING AREA

12'5" x 10'5" (3.78m x 3.18m)



Having open access to the kitchen area, ceiling light point and central heating radiator



KITCHEN AREA

11'8" x 9'2" (3.56m x 2.79m)

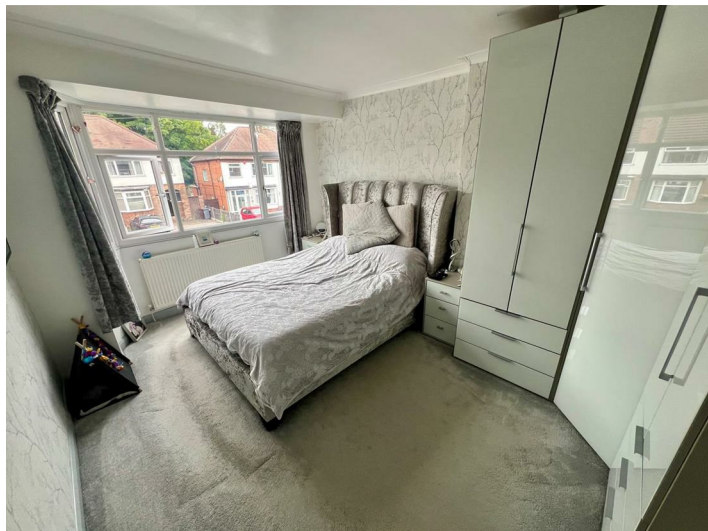
Having UPVC double glazed double opening doors to the rear garden, ceiling light point and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, inset gas hob with extractor canopy over, space and plumbing for automatic washing machine, space and plumbing for dishwasher and space for an American fridge freezer

LANDING

Having UPVC double glazed window to the side, ceiling light point, doors off to three bedrooms and shower room and loft access leading to the part boarded loft space

BEDROOM ONE

15'0" x 10'5" (4.57m x 3.18m)



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

BEDROOM TWO

12'5" x 10'5" (3.78m x 3.18m)



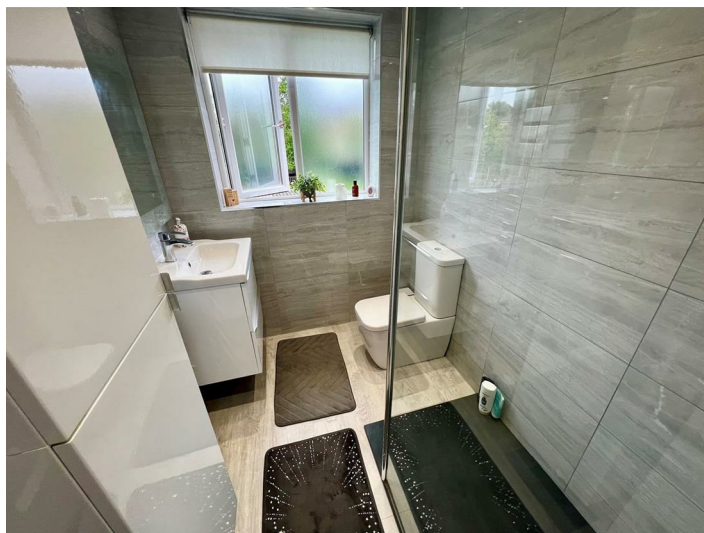
Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

7'8" x 6'0" (2.34m x 1.83m)

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

SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, shower enclosure and vanity unit with inset wash hand basin and low level WC

REAR GARDEN



Having paved patio area with lawn beyond, defined boundaries, outside tap and gated access to the shared driveway

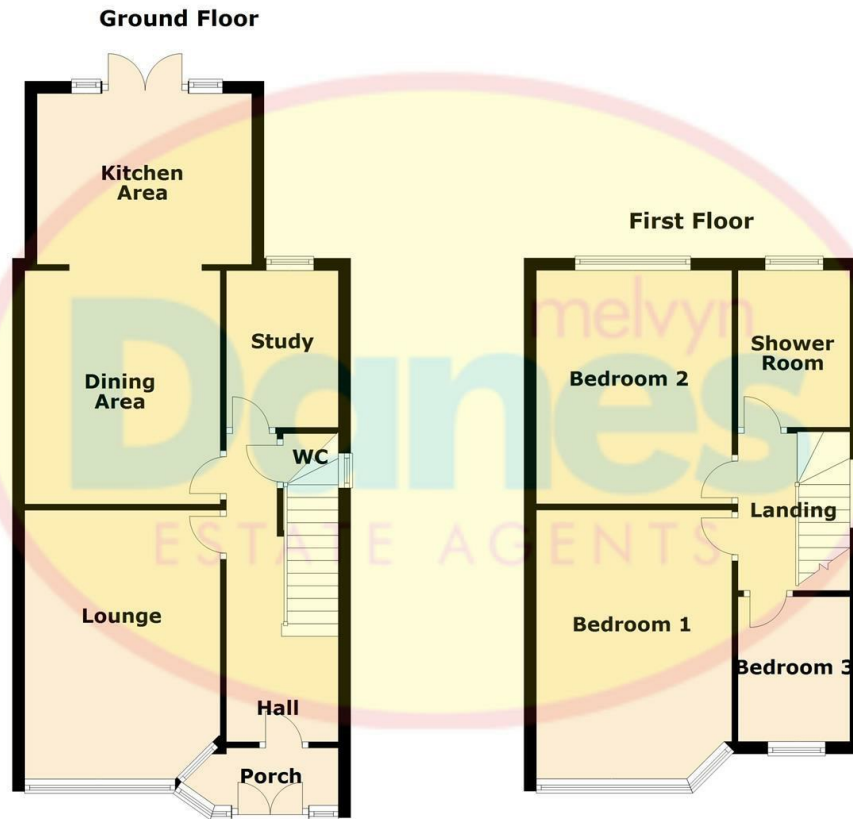


SINGLE GARAGE

Having access to the front driveway

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.



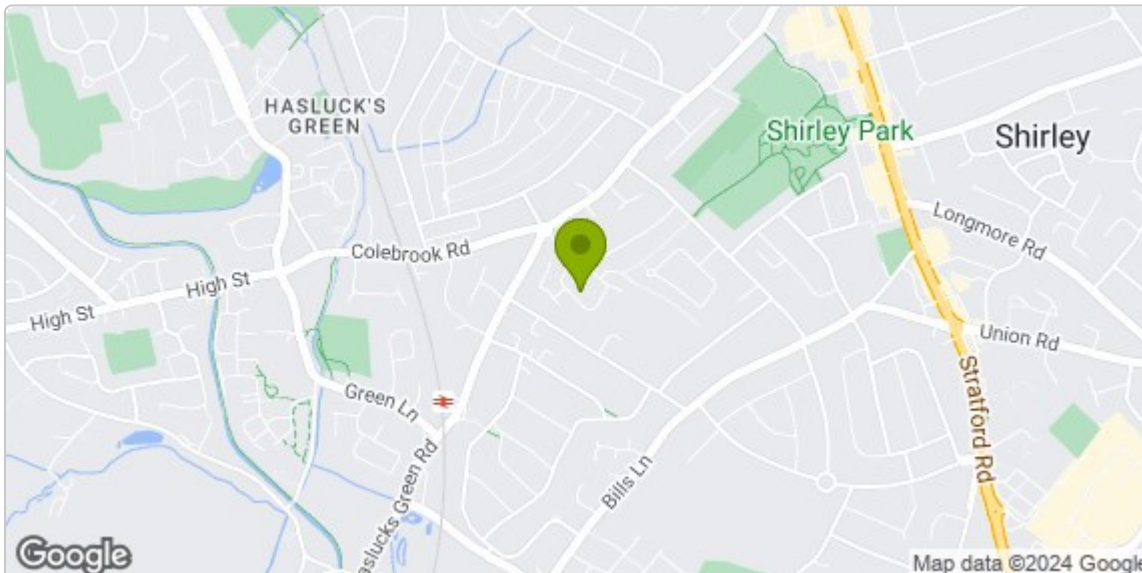
TENURE: We are advised that the property is Freehold

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:
66 Velsheda Road Shirley
Solihull B90 2JN

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(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