

Acheson Road, Shirley

Offers Around £359,950

- RECEPTION HALLWAY
- DINING ROOM
- SUPERB BREAKFAST KITCHEN
- BATHROOM WITH SHOWER
- SUMMERHOUSE
- GUEST CLOAKS WC
- OPEN PLAN LIVING ROOM
- THREE BEDROOMS
- DELIGHTFUL REAR GARDEN
- DRIVEWAY PARKING

Acheson Road is well located for the amenities of Shirley, being situated just off Colebrook Road in a most convenient position for local buses and Shirley Railway Station.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Burman Infant School in Velsheda Road, and junior schooling is at Haslucks Green Junior School in Haslucks Green Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although 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.

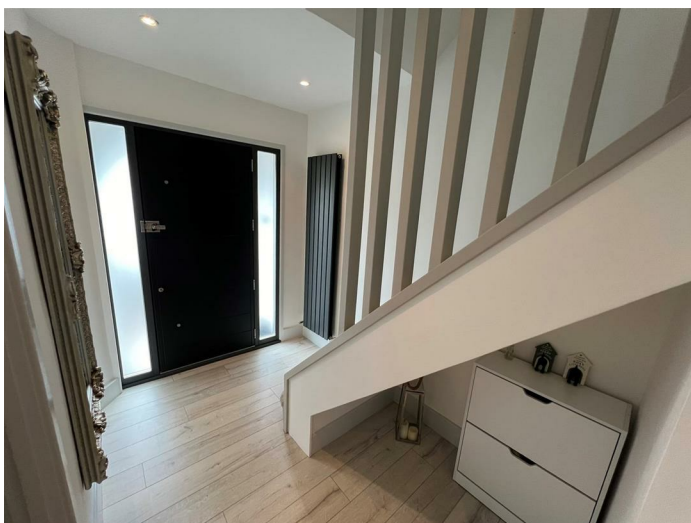
Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore, for this much extended and improved traditional semi detached house which sits back from the road behind a paved driveway which leads directly to the

RECESSED PORCH

Having tiled flooring, post box and contemporary style front door with side light release windows, opening to the

RECEPTION HALLWAY



Having LVT flooring, designer central heating radiator, ceiling light point, designer central heating radiator, feature modern balustraded staircase rising to the first floor and doors opening to the lounge, dining room and

GUEST CLOAKS WC



Having UPVC double glazed window to the side, ceiling light point, tiled flooring, concealed cistern WC and wall mounted wash hand basin

DINING ROOM

13'6" into bay x 10'3" (4.11m into bay x 3.12m)

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

LIVING AREA

11'5" x 10'0" (3.48m x 3.05m)



Having LVT flooring, recessed ceiling spotlights, designer central heating radiator and open access to the

SUPERB BREAKFAST KITCHEN
16'3" x 13'3" max (10'10" min) (4.95m x 4.04m max (3.30m min))



Having sliding UPVC double glazed doors and window to the rear garden, ceiling light point and recessed ceiling spotlights, central heating radiator, door to the utility room and being fitted with a range of wall, tower and base units with work surfaces over having inset sink and drainer, integrated electric oven and microwave and central island unit with halogen hob and breakfast bar seating

UTILITY ROOM
7'1 " x 6'4" (2.16m " x 1.93m)



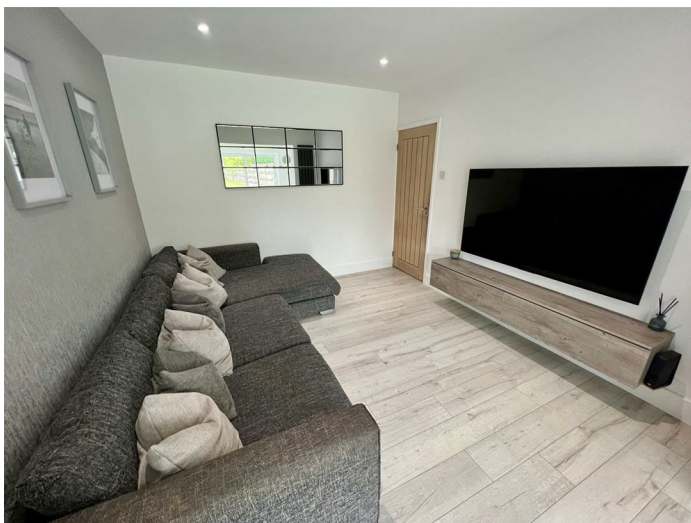
Having door to the side, space and plumbing for washing machine and slimline dishwasher, shelving and space for an American style fridge freezer

FIRST FLOOR LANDING

Having window to the side, loft hatch access, ceiling light point and doors radiating off

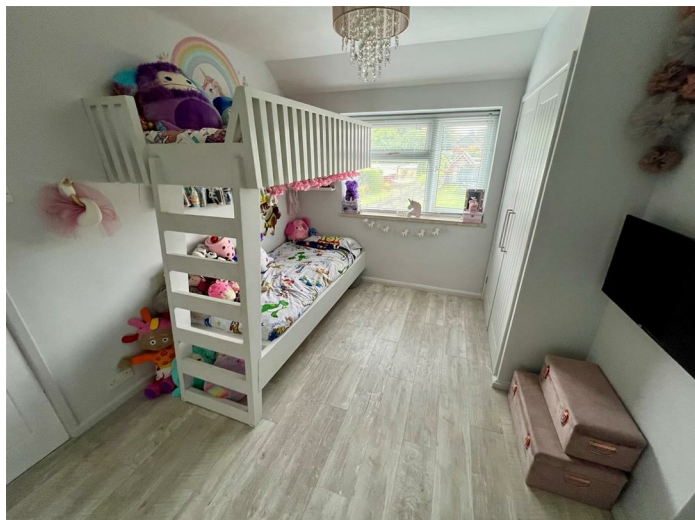
BEDROOM ONE

14'0" into bay x 10'4" into rear of wardrobe
(4.27m into bay x 3.15m into rear of wardrobe)



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

BEDROOM TWO
11'5" x 10'4" (3.48m x 3.15m)



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

BEDROOM THREE
8'1" x 6'1" (2.46m x 1.85m)

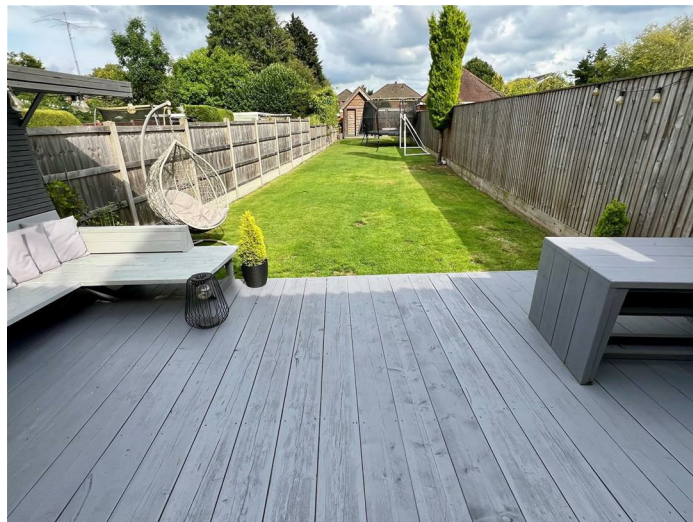
Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in bed with side desk

FAMILY BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights complementary wall and floor tiling, heated towel rail, claw foot freestanding bath, shower enclosure with glazed screen, wash hand basin and corner WC

DELIGHTFUL REAR GARDEN



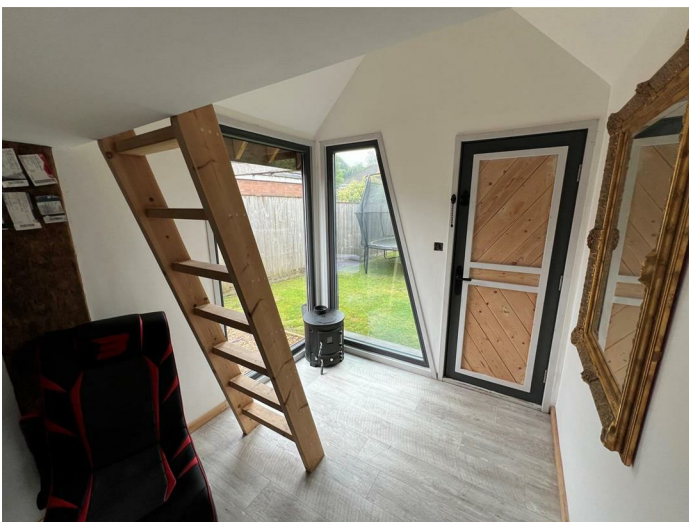
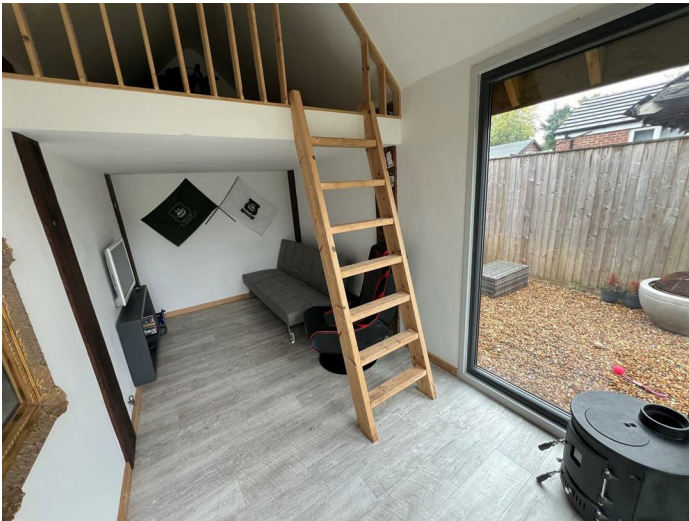
Extending to approximately 100' and having decked patio area with outside tap and built in seating area, generous lawn with defined fenced boundaries, gravel area with garden storage beyond and shed.



SUMMERHOUSE
14'1" x 7'2" (4.29m x 2.18m)

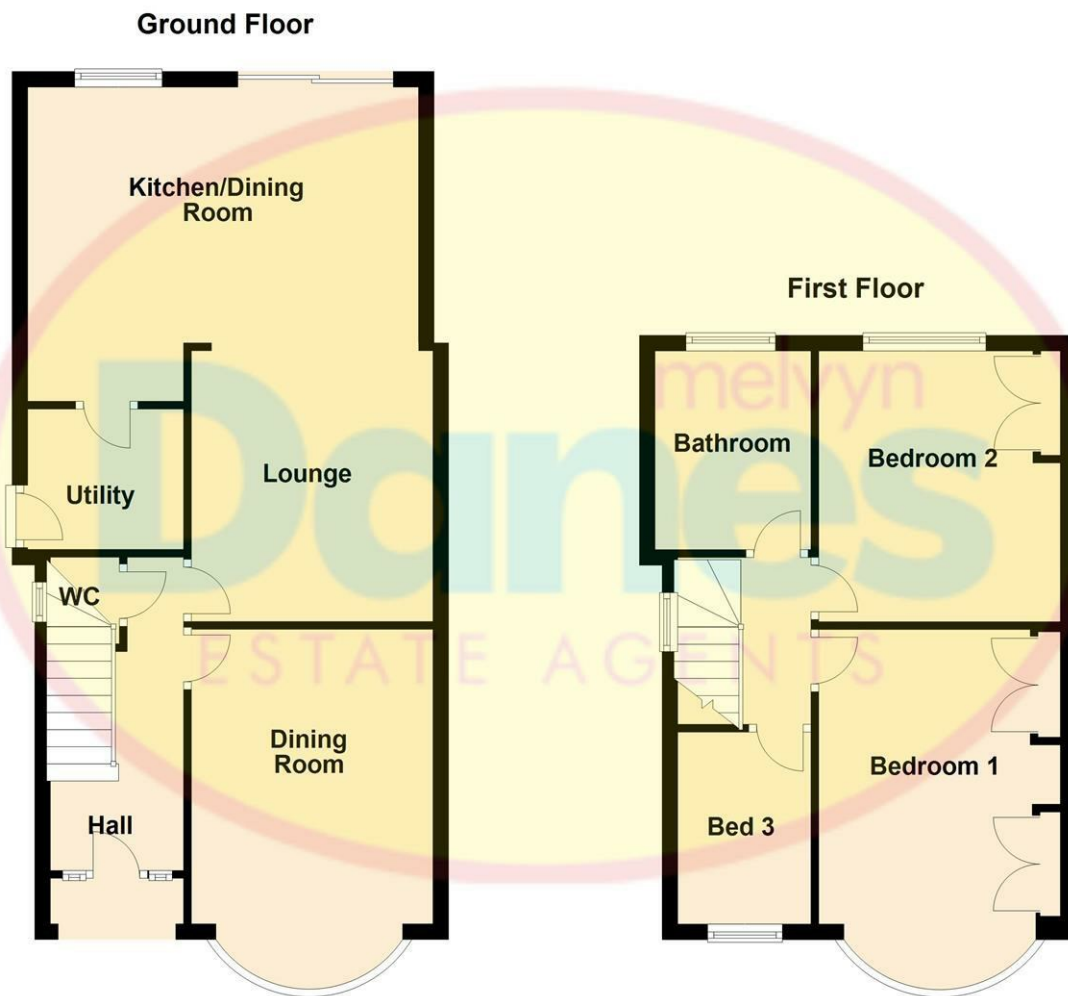


Having feature double glazed windows to the side and front, LVT flooring and mezzanine storage level



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

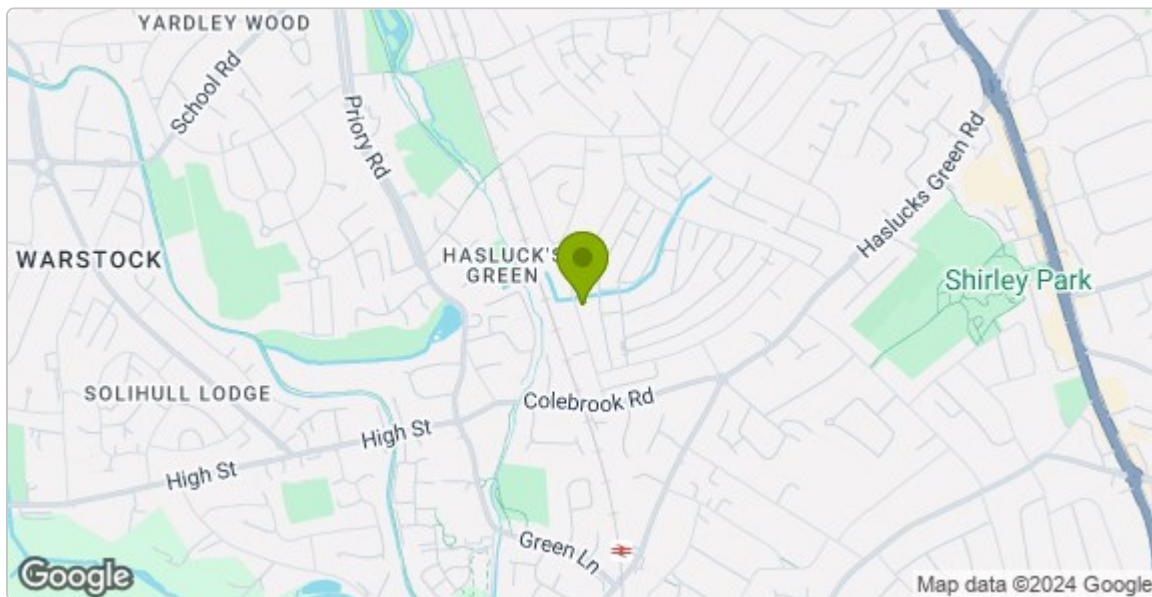
By appointment only please with the Shirley office on 0121 744 2801. VIEWING By appointment only please with the Shirley office on 0121 744 2801.

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.



**148 Acheson Road Shirley
Solihull B90 2JA**

Council Tax Band: D

