



Danbury Road, Shirley

Offers Around £365,000

- RECEPTION HALLWAY
- FAMILY ROOM
- UTILITY ROOM
- THREE GOOD BEDROOMS
- REAR GARDEN
- OPEN PLAN LIVING AREA
- SUPERB DINING KITCHEN
- GROUND FLOOR WC
- BATHROOM WITH SHOWER
- VIEWING ESSENTIAL

Danbury Road is situated on the Shirley Park Estate which links between Bills Lane and Hurdis Road. There is an entrance to the park at the end of the road also on Hurdis Road meaning one can walk through directly into Shirley town centre.

The property is situated within the catchment area of nearby Light Hall School in Hathaway Road. Infant and Junior Schooling is catered for at St James Tudor Grange Academy which is a feeder school for the much requested Tudor Grange Secondary School. 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 excellent location therefore for this beautifully presented, extended and improved semi detached house which is has been completely refurbished to a high standard by the current owner and requires immediate internal inspection to be appreciated.

Sitting back from the road behind a block paved hardstanding which leads to a composite double glazed door with canopy over and coach lamp point, which opens directly to the

RECEPTION HALLWAY



Having recessed ceiling spotlights, 'oak' herringbone LVT flooring, decorative half height wall panelling, staircase rising to the first floor with storage cupboard below, useful cloaks storage cupboard, central heating radiator and doors opening to the lounge and family room

FAMILY ROOM 10'1" x 9'4" (3.07m x 2.84m)



Having recessed ceiling spotlights, 'oak' herringbone LVT flooring, central heating radiator, UPVC double glazed box window to the front and door opening to the inner hallway

LIVING AREA
12'10" max x 12'8" max (3.91m max x 3.86m max)



Having recessed ceiling spotlights, 'oak' herringbone LVT flooring, central heating radiator, feature media wall with illuminated box shelving and storage



EXTENDED DINING KITCHEN
22'0" x 8'6" (6.71m x 2.59m)



Having UPVC double glazed window and bi-folding double glazed doors opening to the rear garden, recessed ceiling spotlights, 'oak' herringbone LVT flooring, two central

heating radiators, space for dining table, open access to the inner hallway and being fitted with a range of modern pale grey shaker style units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven with electric hob and extractor fan over, integrated fridge, freezer and dishwasher



INNER HALLWAY

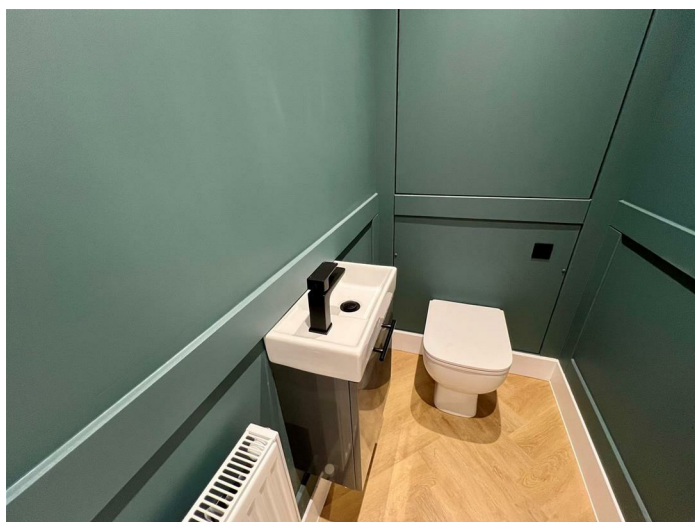
Having recessed ceiling spotlights, 'oak' herringbone LVT flooring and doors opening to the guest cloaks WC and

UTILITY ROOM
6'4" x 5'5" (1.93m x 1.65m)



Having recessed ceiling spotlights, 'oak' herringbone LVT flooring, UPVC double glazed door to the side, central heating radiator, wall and base mounted storage units with work surfaces over to match the kitchen, sink and drainer, space and plumbing for washing machine, additional appliance space and wall mounted central heating boiler

GUEST CLOAKS WC



Having recessed ceiling spotlights, 'oak' herringbone LVT flooring, low level WC with discreet storage cabinetry behind, vanity wash hand basin and central heating radiator

FIRST FLOOR LANDING

Having UPVC double glazed window to the front, ceiling light point, loft hatch access and doors radiating off to three bedrooms, bathroom and airing/storage cupboard

BEDROOM ONE
13'1" rear of fitted wardrobes x 10'6" (3.99m rear of fitted wardrobes x 3.20m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, feature panelled wall and built in wardrobes providing hanging rail storage

BEDROOM TWO
10'4" x 10'3" (3.15m x 3.12m)



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

BEDROOM THREE
8'7" x 8'2" (2.62m x 2.49m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in over bulkhead storage cupboard

BATHROOM



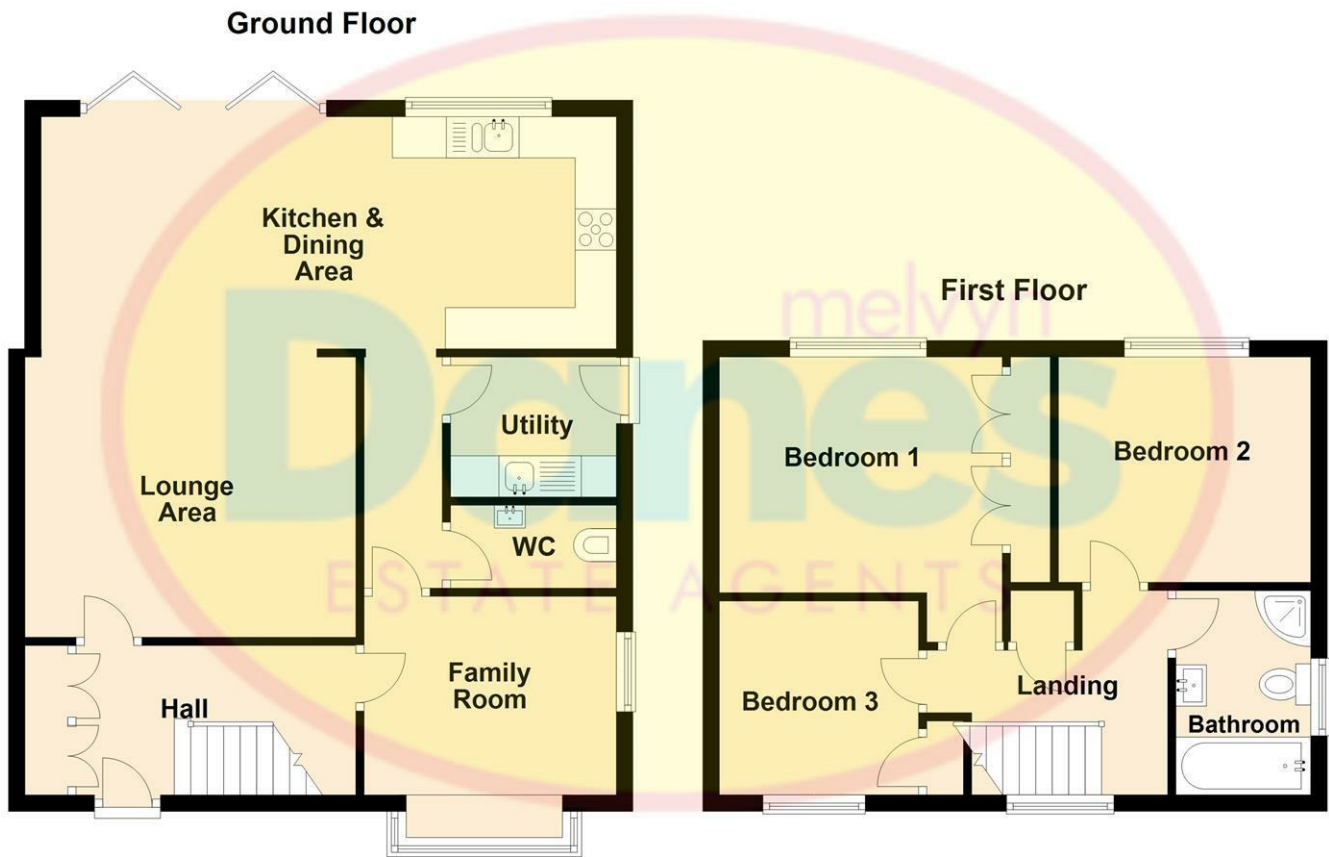
Having UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, full height wall tiling, double ended panelled bath, vanity unit with inset wash hand basin, low level WC and quadrant shower cubicle

REAR GARDEN

Having full width paved patio area, gated side access, extensive two tiered lawn with defined fenced boundaries

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.

VIEWING

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

COUNCIL TAX - Band B

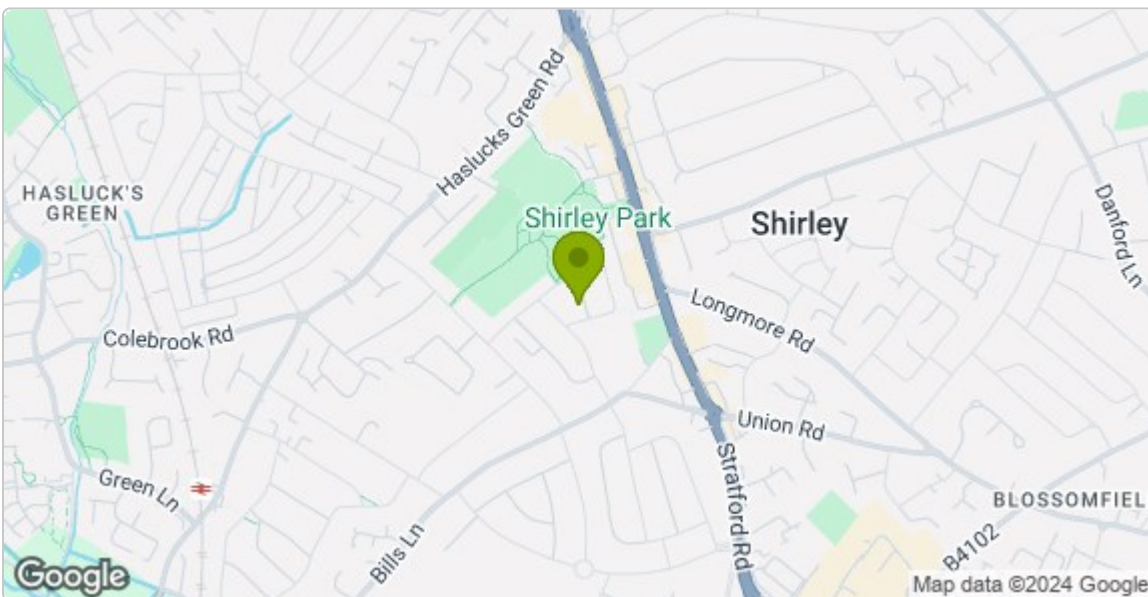
CONSTRUCTION TYPE - The property was built in 1948 by Laing Construction to their 'Easiform' poured concrete which is considered as suitable security for the majority of High Street lenders

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.



**14 Danbury Road Shirley
Solihull B90 2BU**

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	