



Dunard Road, Shirley

Offers Around £399,950

- PORCH & HALLWAY
- DINING ROOM
- LANDING/STUDY AREA
- LUXURY BATHROOM
- FRONT DRIVEWAY
- ENLARGED LOUNGE
- EXTENDED KITCHEN
- THREE BEDROOMS
- SIDE PASSAGE UTILITY
- REAR GARDEN

Dunard Road is located on a development of similarly styled bay fronted houses positioned just off Haslucks Green Road between Shirley Railway Station and the town centre. Situated along Haslucks Green Road is a small parade of local shops and Haslucks Green Junior School. Velsheda Road leads off Haslucks Green Road and provides access to Burman Infant School. We are advised that senior schooling is catered for at Light Hall School, and Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School is on the nearby A34 Stratford Road. Education facilities are subject to confirmation from the Education Department.

On the Stratford Road one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and superstores on the Retail Park. Also along the A34 is the community centre, a wide choice of restaurants and hostelrys and access to Shirley Park, which can also be accessed from Haslucks Green Road.

Shirley Railway Station is sited off Haslucks Green Road and offers commuter services between Stratford upon Avon and Birmingham. Frequent bus services operate within Haslucks Green Road and along the Stratford Road taking one into the city centre of Birmingham and its outlying suburbs or into nearby Solihull.

An ideal location for this extended link-detached property which sits back from the road behind a front block paved driveway which leads to a UPVC double glazed door which opens to the

PORCH

Having UPVC double glazed windows to the front and side, wall light point and UPVC double glazed front door opening to the

RECEPTION HALLWAY



Having recessed ceiling spotlights, central heating radiator, understairs storage cupboard and doors opening the lounge and dining room

ENLARGED LOUNGE

16'2" into bay x 10'9" max (4.93m into bay x 3.28m max)



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

DINING ROOM

16'8" max x 10'11" max (5.08m max x 3.33m max)



Having UPVC double glazed french style door and windows to the rear garden, two ceiling light points, central heating radiator, 'oak' flooring and doors opening to the side utility passage and the kitchen

EXTENDED KITCHEN
10'10" x 8'10" (3.30m x 2.69m)



Having two arch topped UPVC double glazed windows to the rear garden, UPVC double glazed door to the rear garden, recessed ceiling spotlights and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, inset gas hob with extractor canopy over, integrated electric double oven, integrated microwave, fridge, freezer and dishwasher

SIDE PASSAGEWAY UTILITY

Having door to the front driveway, space and plumbing for washing machine and two ceiling light points

LARGE LANDING/STUDY AREA



Having UPVC double glazed window to the side, recessed ceiling spotlights, cupboard housing the boiler and doors off to three bedrooms and bathroom

BEDROOM ONE
13'6" max into bay x 10'4" rear of fitted wardrobe (4.11m max into bay x 3.15m rear of fitted wardrobe)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, two wall light points and built in wardrobes providing hanging rail and shelf storage

BEDROOM TWO
10'9" x 10'7" (3.28m x 3.23m)



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

BEDROOM THREE
7'2" x 5'10" (2.18m x 1.78m)

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

LARGE FAMILY BATHROOM



Having two UPVC double glazed arch topped windows to the rear, recessed ceiling spotlights, heated towel rail, full height wall tiling, tiled flooring, free standing bath, walk in shower area with floor drain and fixed glazed screen and vanity unit with inset wash hand basin and low level WC



REAR GARDEN

Having low level paved patio area with steps ascending to a raised shrub planted garden with additional raised decked patio area to the top with gated rear access

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.

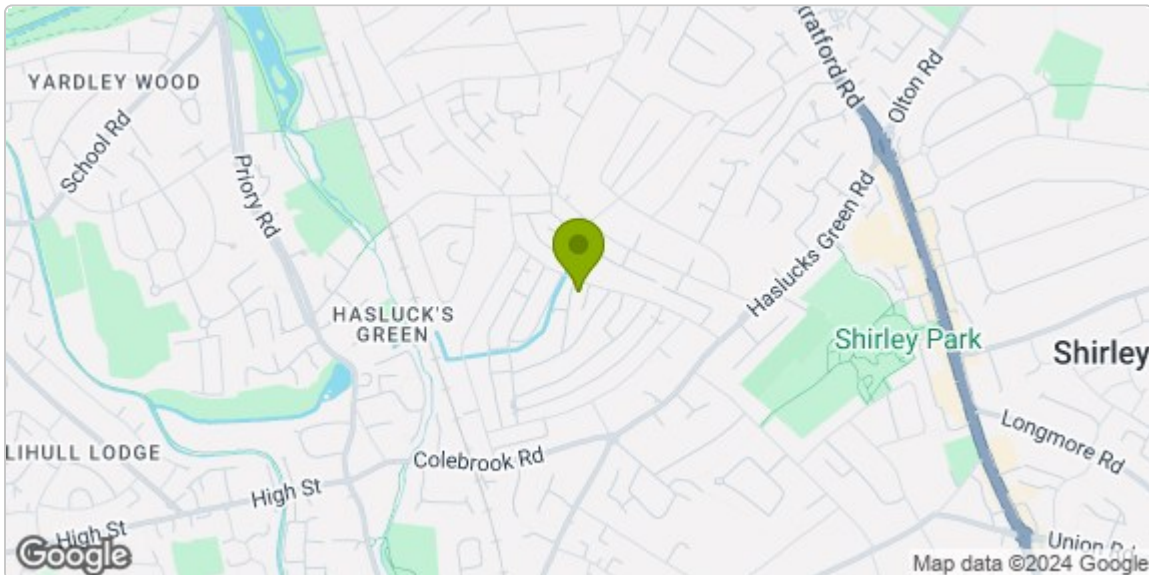
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

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:
3 Dunard Road Shirley Solihull
B90 2HR

Council Tax Band: D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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