



Falstaff Road, Shirley

Offers Around £485,000

- WELCOMING RECEPTION HALL
- DINING ROOM
- FOUR BEDROOMS
- SEPARATE WC
- REAR GARDEN
- LOUNGE
- KITCHEN
- BATHROOM
- INTEGRAL GARAGE
- NO UPWARD CHAIN

Falstaff Road is located on the sought after Shakespeare Manor Development, which is conveniently positioned for the amenities of Shirley and the surrounding areas.

On the edge of Shirley Park is St James's infant and junior school; part of the Tudor Grange academy which is of particular renown. 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 Woodlands Infant School and junior schooling is at Shirley Heath School just off Stratford 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.

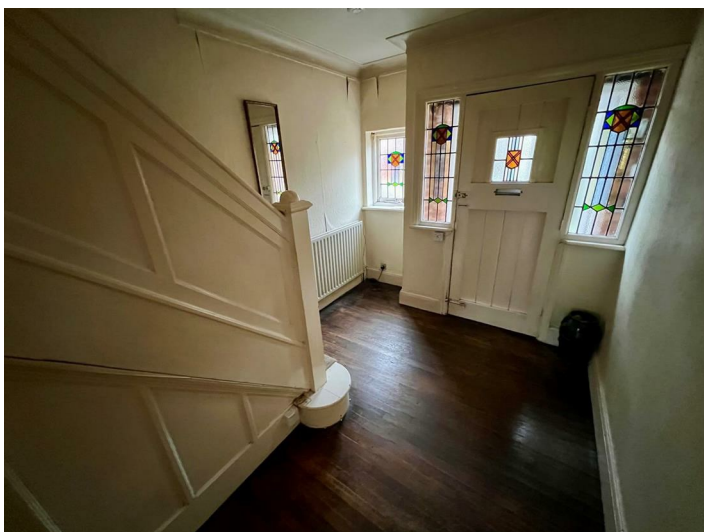
Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and Leisure Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access 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 superb traditional detached house which retains many original features and offers scope for updating and extensions (subject to planning permission).

Sitting back from the road behind a front driveway with UPVC double glazed double opening doors leading to the

PORCH ENTRANCE

Having front door with stained glass inset and matching sidelight windows, opening to the



WELCOMING RECEPTION HALL

Having ceiling light point, central heating radiator, deep moulded coved cornicing to the ceiling, understairs storage cupboard, wooden stave flooring, stained glass window to the front and doors opening to two reception rooms and kitchen

LOUNGE

16'0" into bay x 12'0" max (4.88m into bay x 3.66m max)



Having ceiling light point, central heating radiator, deep moulded coved cornicing to the ceiling and bay window to the rear with inset door leading to the rear garden

DINING ROOM

16'2" into bay x 11'0" max (4.93m into bay x 3.35m max)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and deep moulded coved cornicing to the ceiling

KITCHEN
16'0" x 10'4" max (4.88m x 3.15m max)



Having window to the rear, two ceiling light points, door to the side passageway, base level storage units with inset sink and gas hob, cupboard housing the central heating boiler

FIRST FLOOR LANDING

Having ceiling light point, loft hatch access, window to the side and doors off to four bedrooms, bathroom and separate WC

BEDROOM ONE
16'5" into bay x 12'0" (5.00m into bay x 3.66m)



Having bay window to the rear, ceiling light point, picture rail and central heating radiator

BEDROOM TWO
16'6" into bay x 11'0" max (5.03m into bay x 3.35m max)

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

BEDROOM THREE
12'0" x 7'8" (3.66m x 2.34m)

Having ceiling light point, central heating radiator, UPVC double glazed window to the front and door opening to the box room/store

BEDROOM FOUR
8'5" x 7'6" (2.57m x 2.29m)

Having feature corner window, ceiling light point, picture rail and central heating radiator

BATHROOM



Having window to the rear, ceiling light point, central heating radiator, airing cupboard, shower enclosure, panelled bath and pedestal wash hand basin

SEPARATE WC

Having ceiling light point, low level WC and window to the rear

INTEGRAL GARAGE

Having double opening doors to the front driveway

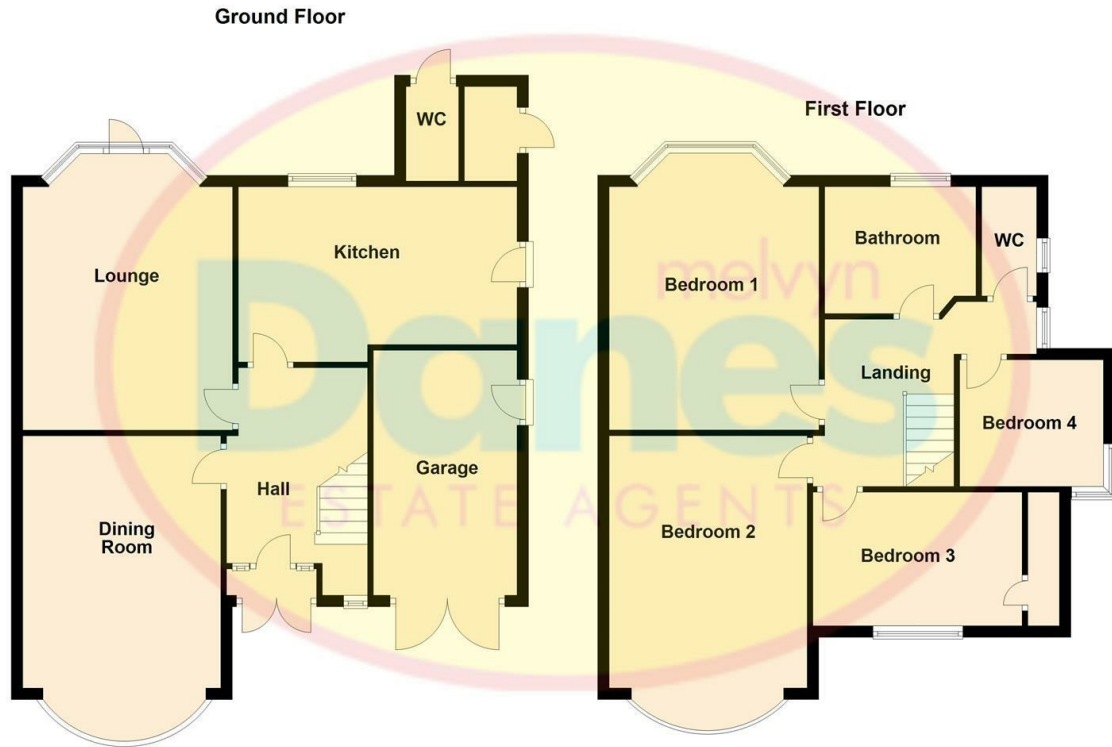
REAR GARDEN



Having patio area with lawn beyond and mature screened surround, outside WC, garden store and wide side access with door to the garage

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.



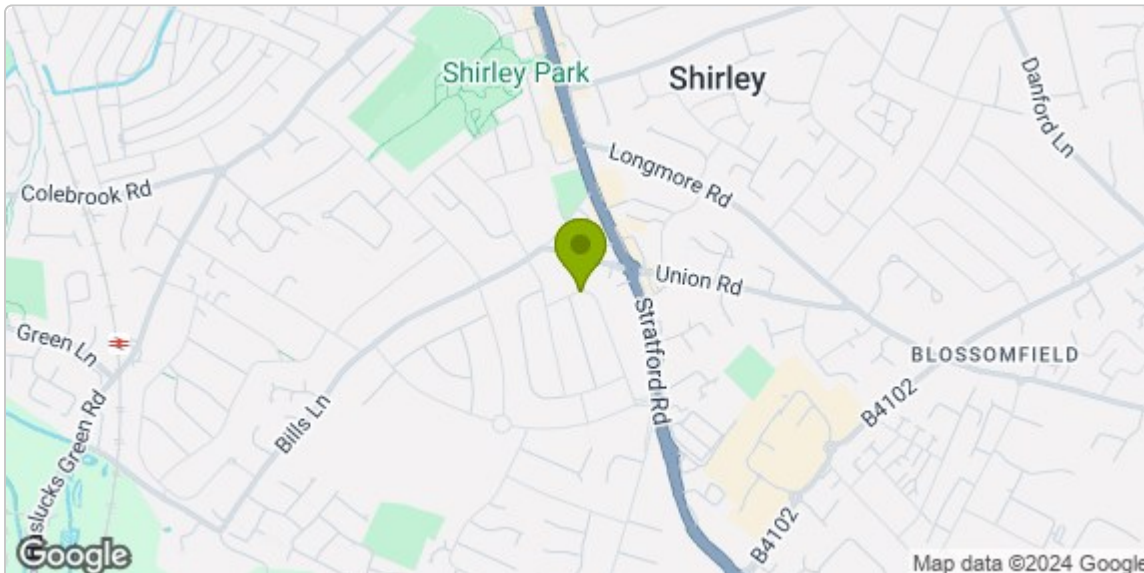
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: E

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:
15 Falstaff Road Shirley
Solihull B90 2AF

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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