



Malcolm Road, Shirley

Offers Around £280,000

- DRIVEWAY
- KITCHEN
- THREE BEDROOMS
- GARAGE
- NO UPWARD CHAIN
- THROUGH LOUNGE
- LEAN TO
- BATHROOM
- REAR GARDEN
- IN NEED OF MODERNISATION

This semi detached house is situated in this extremely sought after location close to Shirley town centre.

The property is sited a short distance from the A34 Stratford Road along which there is an extensive choice of shopping facilities which extend to the retail park off Marshall Lake Road where there is a wide selection of superstores.

The A34 provides easy road access to the M42 motorway which forms the hub of the national motorway network and in turn provides access, via its junction with the A45 Coventry Road, to the National Exhibition Centre, Birmingham International Airport and Railway Station.

Frequent bus services operate along the A34 providing access to the City centre of Birmingham, surrounding areas and to the town centre of Solihull where there is an excellent choice of shops including John Lewis department store.

There are well regarded schools in the area including Burman Infant School, Hazeloak Junior School, St James' Church of England Junior School, Shirley Heath Junior and Light Hall Senior School which is currently the catchment school for this property, subject to confirmation from the Education Department.

The property is set back from the road behind a front driveway, glazed front door opens into the

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing, door to the through lounge and opening to

KITCHEN



Having double glazed window to side aspect, a range of wall and vase units with work surface over incorporating stainless steel sink and drainer, space for cooker and under counter fridge, ceiling light point and double glazed door to the lean to

THROUGH LOUNGE 24'2" x 10'10 max (7.37m x 3.30m max)



Having double glazed half bay window to front aspect, two ceiling light points, two central heating radiators and double glazed door to the

LEAN TO

Having double glazed windows and door to the rear garden, doors to wc and storage cupboard and opening to garage

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and bathroom

BEDROOM ONE 12'6" x 10'5" (3.81m x 3.18m)



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

BEDROOM TWO 11'5" x 10'6" (3.48m x 3.20m)

Having double glazed window to rear elevation, two ceiling light points, central heating radiator and door to cupboard housing hot water cylinder

BEDROOM THREE
7'0" x 6'1" (2.13m x 1.85m)



Having double glazed windows to front aspect, ceiling light point and central heating radiator

BATHROOM



Having two double glazed windows to side elevation, panel bath with electric shower over, vanity unit with wash hand basin, low level wc, ceiling light point and central heating radiator

GARAGE
22'11" max x 7'7" min (6.99m max x 2.31m min)

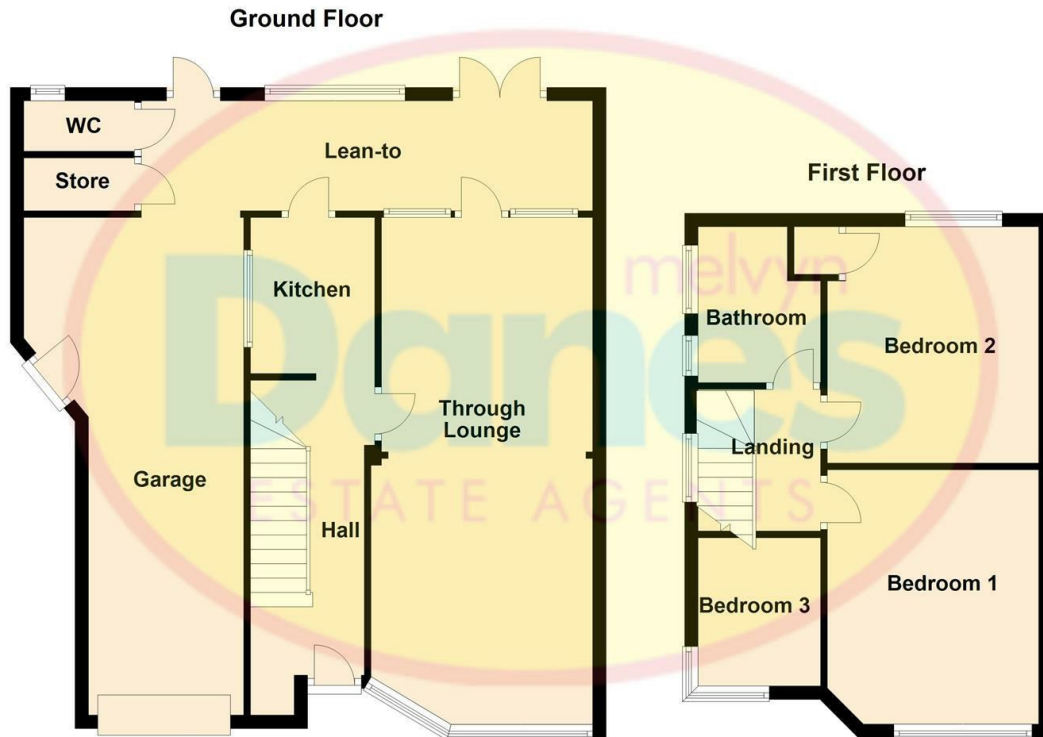
Having electric roller door to the front, space and plumbing for washing machine and door to the side

REAR GARDEN



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 Leasehold with approx 910 years remaining on the lease

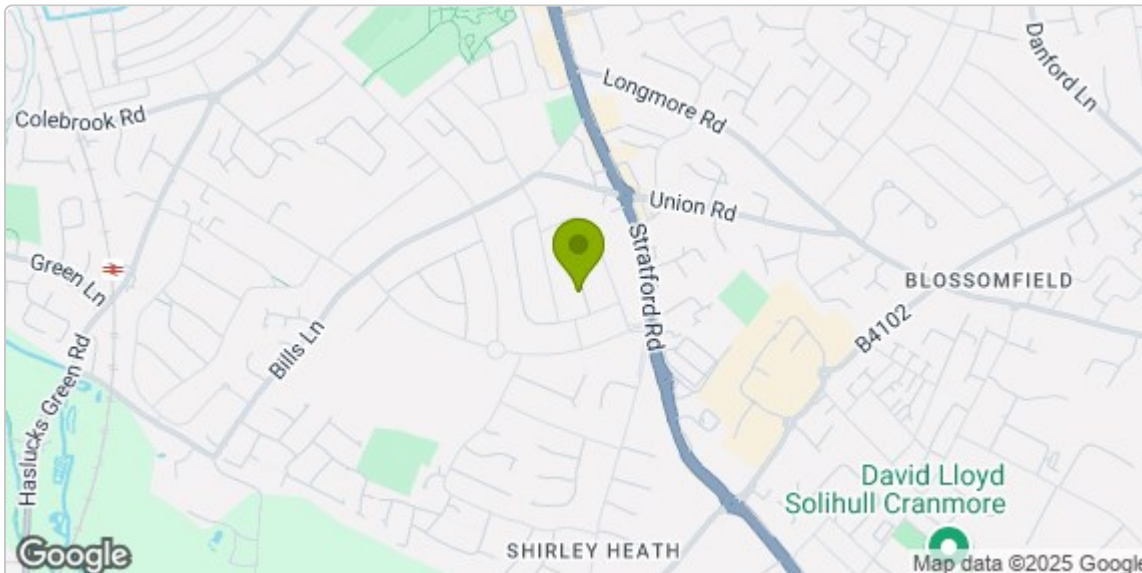
BROADBAND: We understand that the standard broadband download speed at the property is around 10 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 20/12/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on provider (data taken from checker.ofcom.org.uk on 20/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
44 Malcolm Road Shirley
Solihull B90 2AH

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		
(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