



Neville Road, Shirley

Offers Around £375,000

- WELCOMING RECEPTION HALLWAY
- KITCHEN
- FAMILY BATHROOM WITH SHOWER
- DELIGHTFUL REAR GARDEN
- POPULAR LOCATION
- THROUGH LOUNGE DINER
- THREE BEDROOMS
- SIDE GARAGE/STORE
- DRIVEWAY PARKING
- VIEWING RECOMMENDED

Neville Road is a popular residential road leading just off Bills Lane in Shirley, close to the local amenities of Shirley and the surrounding areas.

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 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 well maintained semi detached property which sits back from the road behind a driveway and foregarden. A front door opens from the driveway to the

WELCOMING RECEPTION HALLWAY

Being a generous size and having space for creating a study area with ceiling light point, central heating radiator, UPVC double glazed window to the front, staircase rising to the first floor accommodation and door opening to the

THROUGH LOUNGE DINER **23'0" x 10'9" (7.01m x 3.28m)**



Having feature focal point fire surround, two ceiling light

points, UPVC double glazed window to the front, central heating radiator, sliding double glazed patio style doors to the rear and door opening to the

FITTED KITCHEN **13'0" x 7'8" (3.96m x 2.34m)**



Having UPVC double glazed window to the rear, UPVC double glazed door to the side, underfloor heating, ceiling light point, tiled flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, integrated fridge and freezer

FIRST FLOOR LANDING

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

BEDROOM ONE **13'0" x 10'9" (3.96m x 3.28m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and full run built in wardrobes providing hanging rail and shelf storage

BEDROOM TWO
10'10" x 9'9" (3.30m x 2.97m)



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

BEDROOM THREE
10'0" max x 7'8" max (3.05m max x 2.34m max)

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

FAMILY BATHROOM



Having recessed ceiling spotlights, UPVC double glazed window to the rear, full height wall tiling, complementary tiled flooring, heated towel rail, corner bath, tandem shower with fixed glazed screen and vanity unit with inset wash hand basin and concealed cistern WC

DELIGHTFUL REAR GARDEN



Having paved patio area, gated access to the front, door to the garage, shaped lawn with planted borders and additional paved patio area to the rear

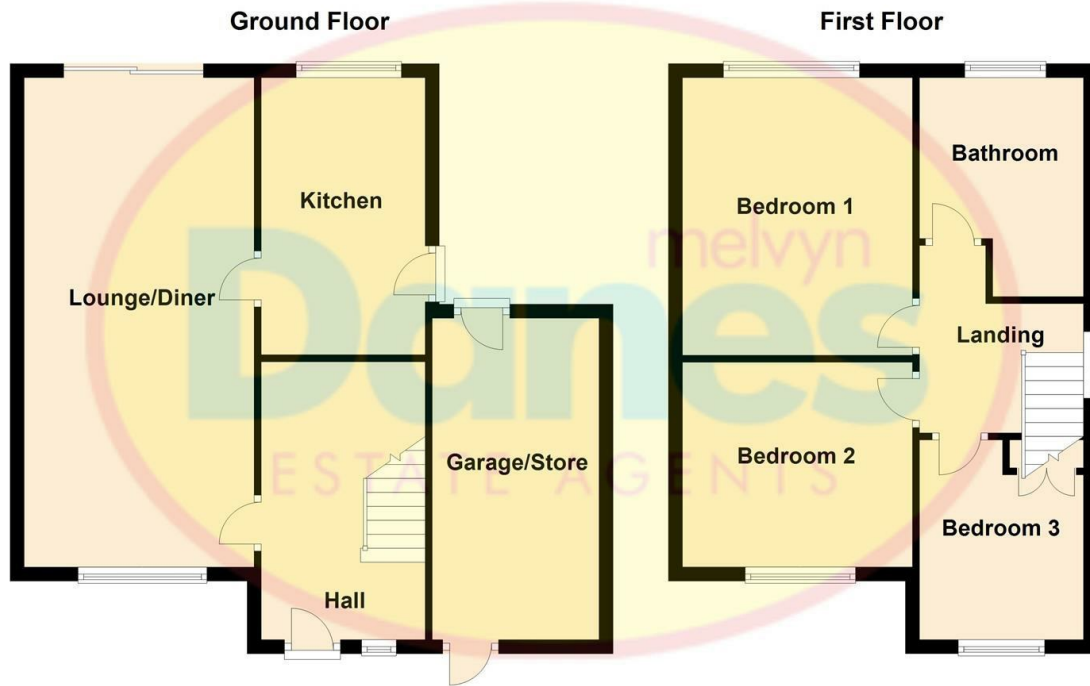


SIDE GARAGE/STORE

Having light, power, plumbing for washing machine and personnel doors to the front driveway and 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 Freehold

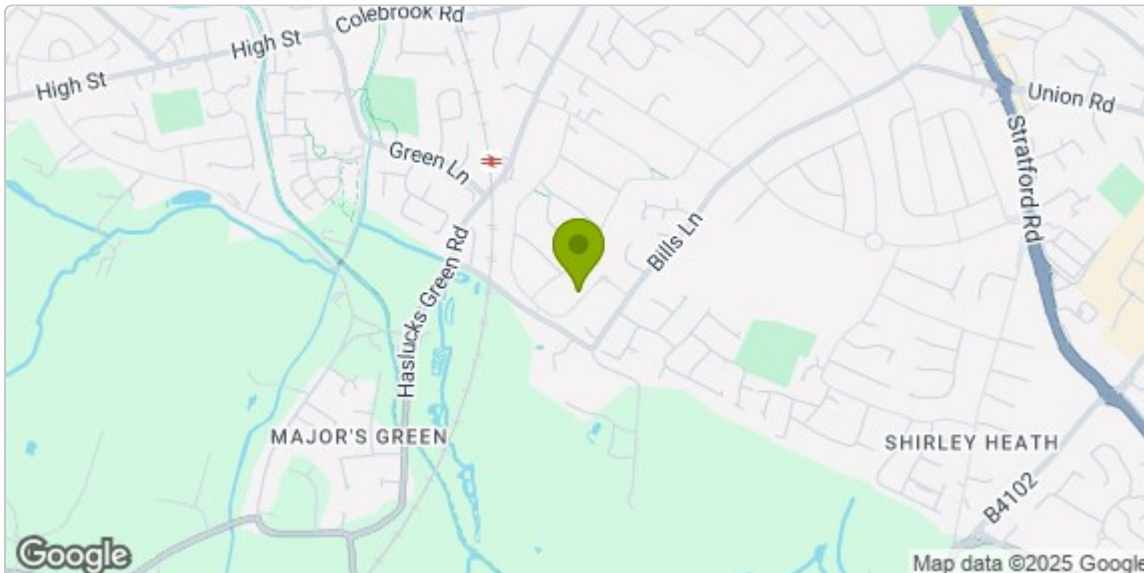
BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 21/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 21/01/2025). 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:
105 Neville Road Shirley
Solihull B90 2QX

Council Tax Band: D

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 71 | |
| (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