



# Shakespeare Drive, Shirley

**Offers Around £415,000**

- PORCH & HALLWAY
- KITCHEN
- DINING ROOM/BED THREE
- SEPARATE WC
- PRIVATE REAR GARDEN
- LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- SIDE GARAGE & UTILITY AREA
- NO UPWARD CHAIN



Shakespeare Drive is a much requested road being the main thoroughfare through the much sought after Shakespeare Manor Estate within the Shirley area, lying a short distance from the main Stratford Road. The estate itself was developed through the 1930's to the 1960's and contains a variety of family houses and bungalows set within generous plots.

We are advised that the property is situated within the catchment area of nearby Light Hall School which can be found in nearby Hathaway Road. Infant Schooling is catered for by Woodlands Infant School whilst Junior Schooling is at Shirley Heath School just off the 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 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 1950's semi detached bungalow which sits back from the road behind a full width block paved driveway with retainer wall to the front. A UPVC double glazed door opens to the

### **PORCH ENTRANCE**

Having UPVC double glazed windows to the front and side and glazed front door opening to the

### **RECEPTION HALLWAY**

Having two ceiling light points, central heating radiator, cloaks cupboard, doors radiating off and drop down loft hatch with ladder leading to the part boarded large loft space

### **LOUNGE** **15'2" x 13'7" max (4.62m x 4.14m max)**



Having UPVC double glazed french style door with side windows to the rear garden, ceiling light point, four wall light points, central heating radiator and brick fireplace with inset living flame effect gas fire

### **DINING ROOM/BEDROOM TWO** **14'0" x 9'9" (4.27m x 2.97m)**



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





## KITCHEN

**11'7" x 10'0" max (3.53m x 3.05m max)**

Having UPVC double glazed window to the side, part glazed door opening to the side passageway, pantry, airing cupboard, wall mounted gas fire with back boiler and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker point with extractor over and full height appliance space

## BEDROOM ONE

**13'10" x 9'9" (4.22m x 2.97m)**



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

## BEDROOM THREE

**11'0" x 8'9" (3.35m x 2.67m)**



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

## BATHROOM



Having window to the side, ceiling light point, panelled bath, vanity wash hand basin and central heating radiator

## SEPARATE WC

Having ceiling light point and mid level WC

## SIDE PASSAGEWAY

Having doors to the front and rear and doors opening to the garage and utility room

## UTILITY ROOM

**8'2" x 6'2" (2.49m x 1.88m)**

Having UPVC double glazed window to the rear, ceiling light point, space and plumbing for washing machine and sink and drainer unit

## SIDE GARAGE

**15'10" x 9'0" max (4.83m x 2.74m max)**

Having up and over door to the front and ceiling light

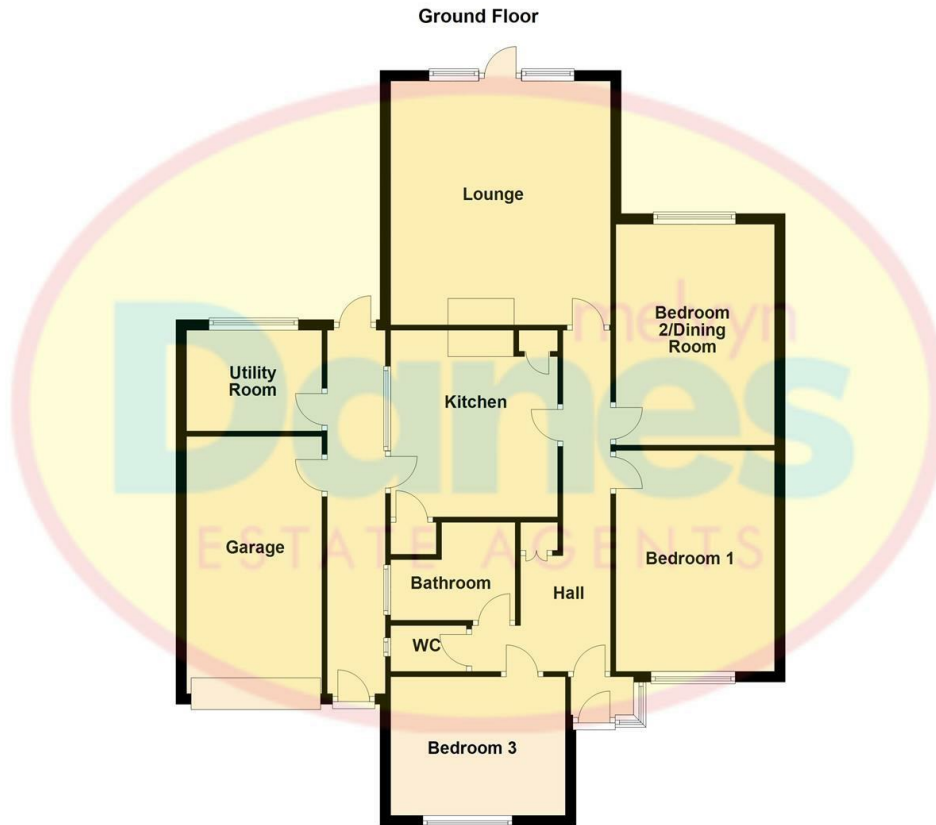
## REAR GARDEN



Having a paved patio area with raised lawn beyond, close board panel fence surround and a private aspect

## 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.



### LOCATION

From our Shirley Office proceed straight over the A34 Stratford Road into School Road. At the T junction bear left to adjoin Bills Lane, taking the second left turn into Queens Avenue and immediately right onto Oberon Drive. At the junction turn left to join Shakespeare Drive where the property can be found on the right hand side as identified by our agents for sale board.

### TENURE

We are advised that the property is Freehold.

### COUNCIL TAX

We are advised that the property is Council Tax Band D

### VIEWING

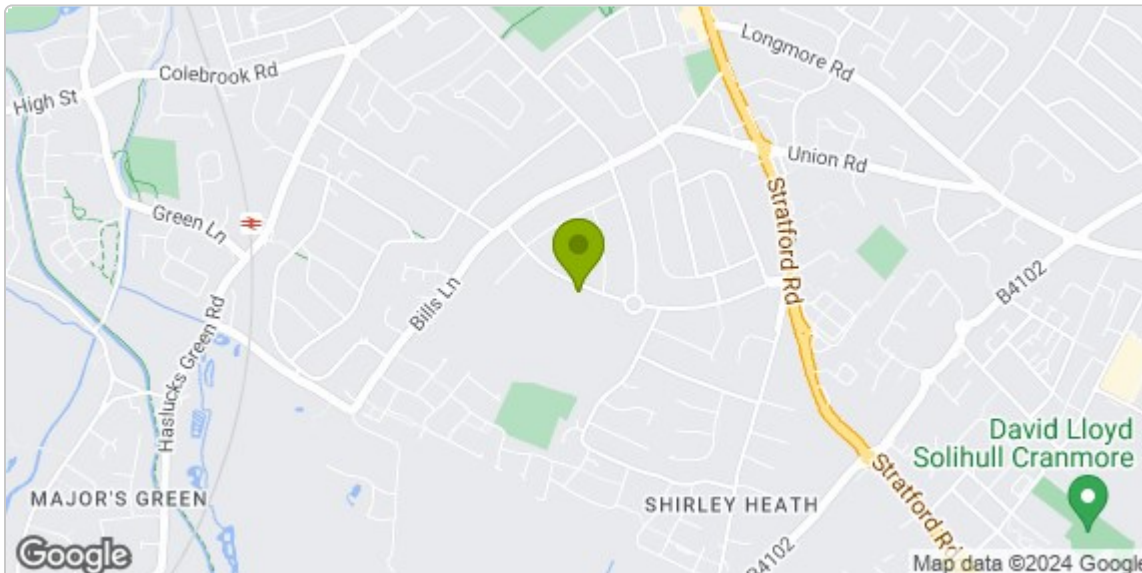
By appointment only please with the Shirley office on 0121 744 2801.

### 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.



**Full Postal Address:**  
**115 Shakespeare Drive**  
**Shirley Solihull B90 2AR**

**Council Tax Band:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	43	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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