



Solihull Road, Shirley

Offers Around £550,000

- PORCH & HALLWAY
- CONSERVATORY
- UTILITY WITH WC
- BATHROOM
- DELIGHTFUL REAR GARDEN
- LOUNGE & DINING AREA
- MODERN KITCHEN
- THREE DOUBLE BEDROOMS
- SIDE DOUBLE GARAGE
- NO UPWARD CHAIN

Solihull Road is conveniently located betwixt the town centre of Shirley and Solihull town centre. One of the most desirable roads in the Shirley area, Solihull Road contains a variety of traditional detached and semi detached houses giving an interesting and varied street scene.

There is a thriving business community in the town centre of Shirley and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this extended traditional detached house which is set back from the road behind a deep front driveway with a lawned foregarden to the side. A UPVC double glazed front door gives access to the

PORCH ENTRANCE

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

RECEPTION HALLWAY



Having ceiling light point, staircase rising to the first floor accommodation, central heating radiator, cloaks storage cupboard, window to the front and doors opening to the lounge and kitchen

LOUNGE

15'10" into bay x 12'0" max (4.83m into bay x 3.66m max)



Having UPVC double glazed bay window to the front, two ceiling light points, central heating radiator, UPVC double glazed window to the side, fireplace with inset living flame effect gas fire and open access to the dining area

DINING AREA

12'0" x 9'0" (3.66m x 2.74m)



Having double glazed sliding patio style doors to the conservatory, ceiling light point and central heating radiator

CONSERVATORY
22'8" x 7'2" (6.91m x 2.18m)



Having UPVC double glazed windows to the sides and rear and twin double opening UPVC double glazed doors giving access to the rear garden, ceiling light point, central heating radiator and tiled flooring

KITCHEN
13'9" x 9'10" (4.19m x 3.00m)



Having UPVC double opening doors to the kitchen, glazed door to the utility, tiled flooring with underfloor heating, 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, peninsular unit with electric hob and suspended extractor canopy over, integrated electric oven, microwave, fridge, freezer and dishwasher

UTILITY AREA
9'10" x 6'7" (3.00m x 2.01m)



Having UPVC double glazed windows to the side and rear and UPVC double glazed door opening to the rear garden, ceiling light point, central heating radiator, tiled flooring, door to the garage, door to the ground floor WC and base level storage units with work surfaces over having inset sink and drainer, space and plumbing for washing machine and two additional appliance spaces

GROUND FLOOR WC



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, tiled flooring, vanity unit with inset wash hand basin and concealed cistern WC

FIRST FLOOR LANDING

Having UPVC double glazed window to the front, loft hatch access, two ceiling light points and doors opening to three bedrooms and bathroom

BEDROOM ONE
12'0" x 11'8" (3.66m x 3.56m)



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

BEDROOM TWO
12'0" x 10'3" (3.66m x 3.12m)



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

BEDROOM THREE
9'10" x 7'10" (3.00m x 2.39m)

Having UPVC double glazed window to the rear overlooking the rear garden, ceiling light point, central heating radiator and built in wardrobes with bed recess

BATHROOM

Having two UPVC double glazed windows to the side, recessed ceiling spotlights, heated towel rail, full height wall tiling, tiled flooring, panelled bath with electric shower over and glazed screen, vanity unit with wash hand basin and low level WC

OUTSIDE

DOUBLE WIDTH GARAGE
15'4" x 15'4" (4.67m x 4.67m)

Having electrically operated roller style door to the front driveway, central heating boiler, light and power

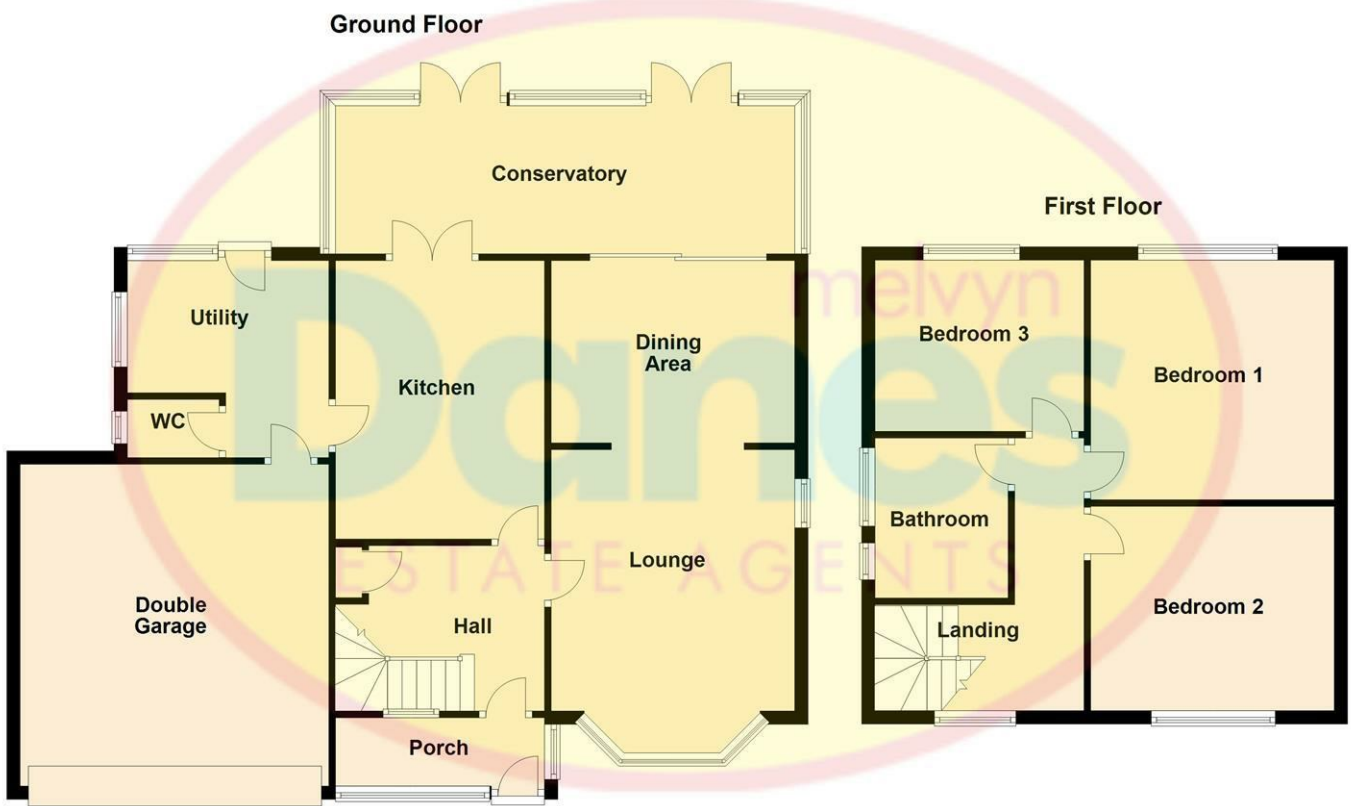
DELIGHTFUL REAR GARDEN



Having a southerly aspect and enjoying a paved patio area with wide gated side access, outside tap, storage shed with light, ornamental pond with bridge over leading to a pathway that runs alongside a shaped and bordered lawn with raised rockery planting beds, large greenhouse, additional greenhouse, cold frame and garden storage area to the end

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 but as yet we have not been able to verify this.

VIEWING

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

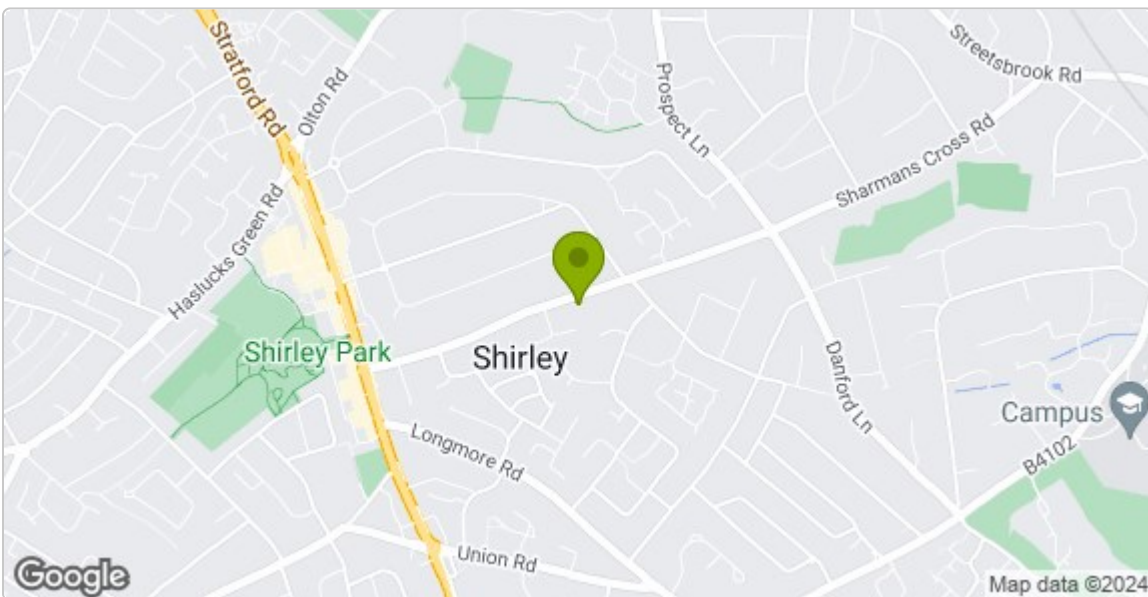
COUNCIL TAX - Band E

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.



**104 Solihull Road Shirley
Solihull B90 3HS**

Council Tax Band: E

