



Haslucks Green Road, Shirley

Offers Around £525,000

- PORCH & HALLWAY
- LOUNGE
- CONSERVATORY
- UTILITY ROOM
- BATHROOM
- GUEST CLOAKS WC
- DINING AREA
- BREAKFAST ROOM & KITCHEN
- FOUR BEDROOMS
- DELIGHTFUL REAR GARDEN

This well situated and much extended detached property is located on Haslucks Green Road which is one of the main arterial roads that leads into the town centre of Shirley. The property is presented in a fairly unique style and requires immediate internal inspection to appreciate the thought and effort the current owners have put into creating this superb family home.

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 Burman Infant School in Velsheda Road, and junior schooling is at Haslucks Green Junior School in Haslucks Green 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 Stratford Road is within walking distance of the property and here one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to choice of major supermarkets including Asda and Parkgate and Superstores on the Retail Park. There are a wide choice of restaurants along the Stratford Road and a thriving business community, which extends down to the Cranmore, Widney and Monkspath Business Parks, and beyond here to the presently under construction Provident Office and Blythe Valley Business Parks which straddle the junction of the M42 motorway, approximately 3 miles from the property. A short journey down the motorway will bring you to Birmingham International Airport and Railway Station and the National Exhibition Centre.

Shirley Railway Station is really close to the property and offers regular services into Birmingham City Centre and Stratford upon Avon.

An excellent location therefore for this detached house which sits back from the roadside behind a full width block set front driveway with conifer screening to the front. Double opening part glazed doors with side coach lamp point provide access to the

PORCH ENTRANCE



Having feature leaded stained glass windows to the front and side, quarry tiled flooring and front door with inset stained glass panels opening to the

WELCOMING RECEPTION HALLWAY



Having tiled flooring, cast iron radiator, staircase rising to the first floor with runner style carpet and traditional stair rods, two windows to the side, ceiling light point, open access to the breakfast room, door to the guest cloaks WC and feature art deco style 'sunburst' door opening to the lounge

GUEST CLOAKS WC

Having ceiling spotlight, wall mounted wash hand basin and low level WC

LOUNGE AREA

13'9" into bay x 12'0" max (4.19m into bay x 3.66m max)



Having UPVC double glazed bay window to the front with stained glass effect toplights, feature art deco wooden fire surround and polished detailed inset with living flame effect gas fire, double dad rail, central heating radiator, wooden flooring and open access to the dining area

DINING AREA

15'8" into bay x 10'0" max (4.78m into bay x 3.05m max)



Having UPVC double glazed windows to both sides and double opening doors opening to the conservatory, double dado rail, wooden flooring, central heating radiator and ceiling light point

CONSERVATORY

9'8" x 8'0" (2.95m x 2.44m)



Having UPVC double glazed windows and double opening doors to the rear garden, ceiling light point and tiled flooring

BREAKFAST ROOM

8'5" x 7'5" (2.57m x 2.26m)



Having flagstone style tiled flooring, ceiling light point, two wall light points, open access to the kitchen, door to the utility room and built in pew style corner seating with storage under

KITCHEN

13'9" x 10'2" (4.19m x 3.10m)



Having UPVC double glazed window and double opening doors to the rear garden ceiling light point, two central heating radiators, courtesy door to the garage, flagstone style tiled flooring, storage units with 'quartz' work surfaces over, sink and drainer, range style oven with feature exposed brick surround with extractor and concealed lighting over, central island unit and additional dresser style unit



UTILITY ROOM
6'8" x 4'6" (2.03m x 1.37m)



Having UPVC double glazed window to the rear, 'Belfast' style sink, wooden work surfaces, space and plumbing for automatic washing machine, glazed linen cupboard and ceiling light point

FIRST FLOOR LANDING



Having ceiling light point, cast iron radiator, loft hatch access and doors radiating off to four bedrooms and bathroom

BEDROOM ONE
15'0" into bay x 12'0" max (4.57m into bay x 3.66m max)



Having UPVC double glazed bay window to the front, ceiling light point, decorative fireplace with cast iron inset, central heating radiator, painted floorboard and built in wardrobes

BEDROOM TWO
11'9" x 10'4" (3.58m x 3.15m)



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

BEDROOM THREE
16'1" max x 10'0" overall (4.90m max x 3.05m overall)



Having UPVC double glazed windows to the front and rear, ceiling light point, central heating radiator, built in wardrobes and laminate wooden flooring

BEDROOM FOUR
8'3" x 5'11" (2.51m x 1.80m)

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

BATHROOM



Having UPVC double glazed window to the rear, tiled flooring, ceiling light point, cast iron effect radiator with heated towel rail surround, full height art deco style wall tiling, slipper bath with telephonic mixer shower tap over, shaped traditional style wash hand basin and WC, large walk in corner shower cubicle with glazed doors and screen

DELIGHTFUL REAR GARDEN



Being a particularly attractive feature of the property and having blue brick yard area with outside tap and power supply, raised riven slabbed patio area with decorative wall behind and mature lilac tree, lawn with defined boundaries, side access/store and garden shed. A ranch style fence runs behind the garden shed and defines the end of the garden as stated on the title plan. To the rear of the garden is a an additional parcel of land that has an absentee owner and the current owners have used for in excess of 20 years as their own and have constructed a cabin on for their own use. Any new owner could apply over time to the land registry to assume ownership of this land if they chose to.



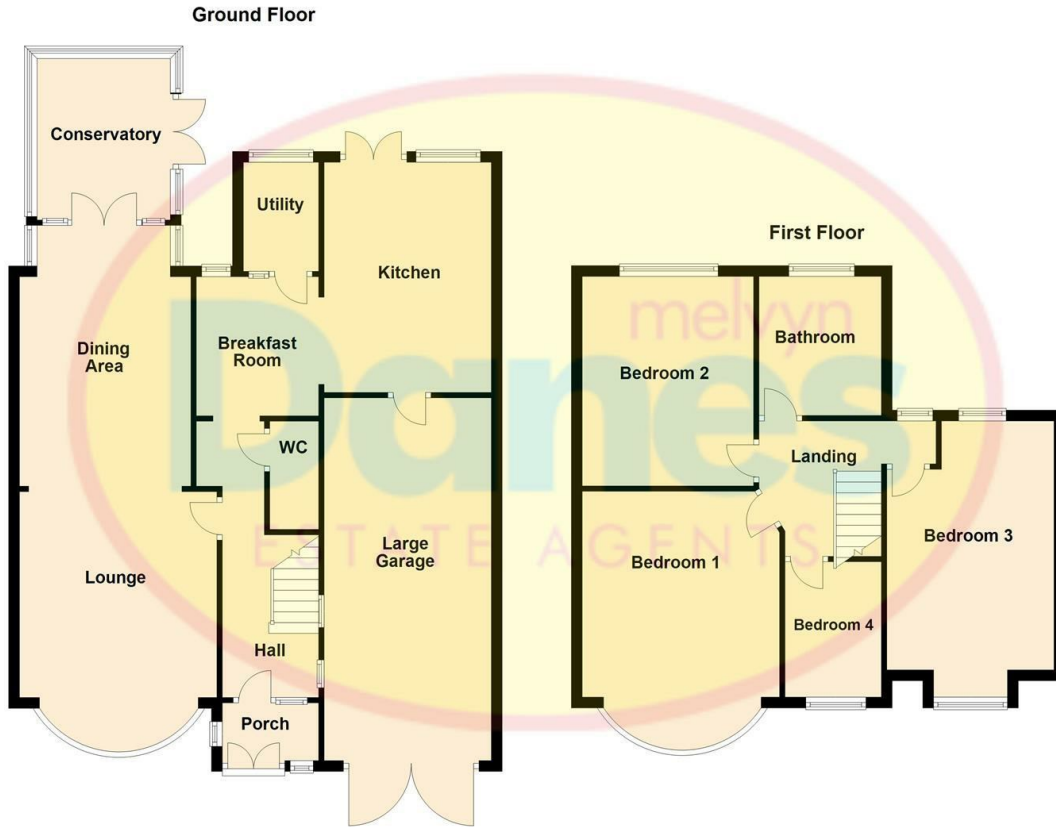


LARGE SIDE GARAGE
21'4" x 10'2" (6.50m x 3.10m)

Having double opening doors to the front driveway, light and power

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

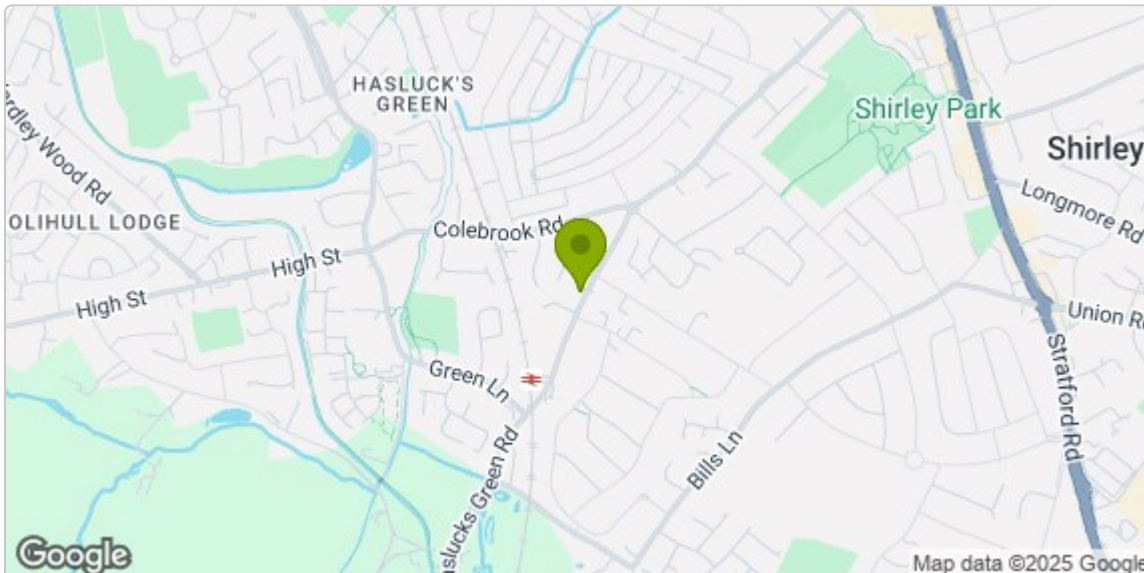
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025). 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:
 280 Haslucks Green Road
 Shirley Solihull B90 2LT

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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