



Union Road, Shirley **Offers Around £599,950**

- **RECEPTION HALLWAY**
- **EXTENDED DINING ROOM**
- **KITCHEN & UTILITY AREA**
- **EN SUITE & FAMILY BATHROOM**
- **DOUBLE GARAGE**
- **EXTENDED LOUNGE**
- **SITTING ROOM/STUDY**
- **FOUR BEDROOMS**
- **INDOOR SWIMMING POOL**
- **GOOD SIZED REAR GARDEN**

Union Road is located linking Longmore Road with the main A34 Stratford Road in the centre of Shirley.

We are advised that the property is situated within the catchment area of Alderbrook School on Blossomfield Road with infant schooling being at Blossomfield Infant School in Eastcote Close, and junior schooling being at nearby Shirley Heath School, which is situated in Coombe Road. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley is just a short walk away and 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 greatly extended and improved 1950's detached house which offers very spacious and versatile accommodation that requires viewing to appreciate the space offered.

Sitting back from the road behind a full width block set driveway with gates and decorative railings to the front. The driveway extends to a UPVC double glazed door which opens to the

RECEPTION HALLWAY



Having laminate wooden flooring, ceiling light point, central heating radiator, turned staircase rising to the first floor. cloaks storage cupboard, understairs store and doors opening to the lounge, sitting room/study and kitchen

EXTENDED LOUNGE

18'8" max x 14'10" into bay (17'0" max) (5.69m max x 4.52m into bay (5.18m max))



Having UPVC double glazed bay window and additional light release window to the front, three ceiling light points, two central heating radiators, laminate wooden flooring and feature fireplace with inset living flame effect gas fire



STUDY/SITTING ROOM

13'4" x 11'0" (4.06m x 3.35m)



Having laminate wooden flooring. ceiling light point, central heating radiator and Adams style fire surround

DINING ROOM
20'11" x 11'8" max (9'0" min) (6.38m x 3.56m max (2.74m min))



Having two wall light points, ceiling light point, central heating radiator, laminate wooden flooring and sliding UPVC double glazed patio style doors to the rear garden

KITCHEN
13'1" x 10'1" (3.99m x 3.07m)



Having door to the utility room, two ceiling light points, central heating radiator 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, gas hob with extractor canopy over, integrated dishwasher and fridge



UTILITY ROOM
12'9" x 6'10" (3.89m x 2.08m)



Having UPVC double glazed window to the side, two ceiling light points, wall and base mounted storage units with work surfaces over, space and plumbing for washing machine, additional appliance space and door opening to the garage

INDOOR SWIMMING POOL
22'7" x 17'0" plus recess (6.88m x 5.18m plus recess)



Having sliding double glazed patio style doors to the rear and sides, two ceiling light points, tiled wet areas and heated swimming pool with roller cover



PLANT ROOM

Having UPVC double glazed door and window to the rear garden, ceiling light point, pool pump and boiler, door opening to the shower room

SHOWER ROOM



Having full height wall tiling, ceiling light point, corner shower cubicle, sink and concealed cistern WC

LANDING



Having UPVC double glazed window to the side, ceiling light point, doors radiating off and drop down hatch with ladder leading to the part boarded loft space

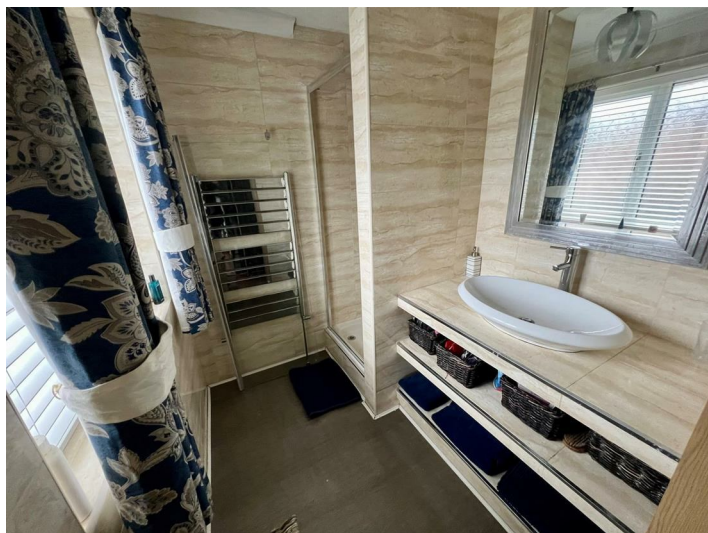
BEDROOM ONE

13'1" into bay x 8'8" to wardrobe fronts (3.99m into bay x 2.64m to wardrobe fronts)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, laminate wooden flooring and sliding mirrored doors concealing wardrobes and having access to the

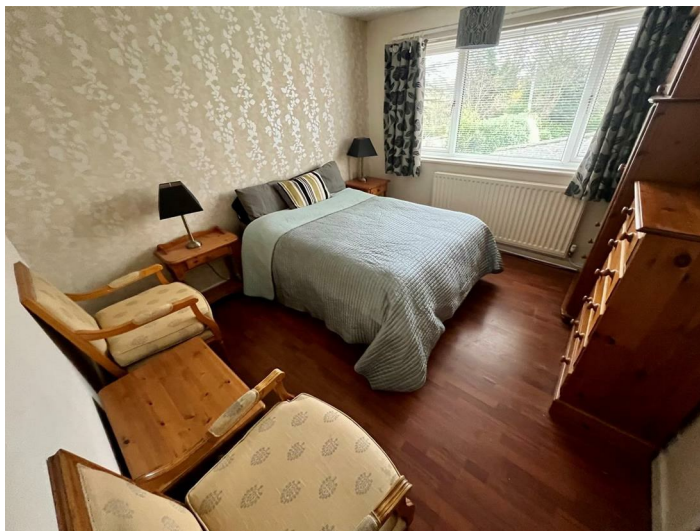
EN SUITE SHOWER ROOM



Having UPVC double glazed window to the front, full height wall tiling, heated towel rail, recess shower enclosure and vanity unit with inset sink

BEDROOM TWO

11'10" x 11'0" (3.61m x 3.35m)



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

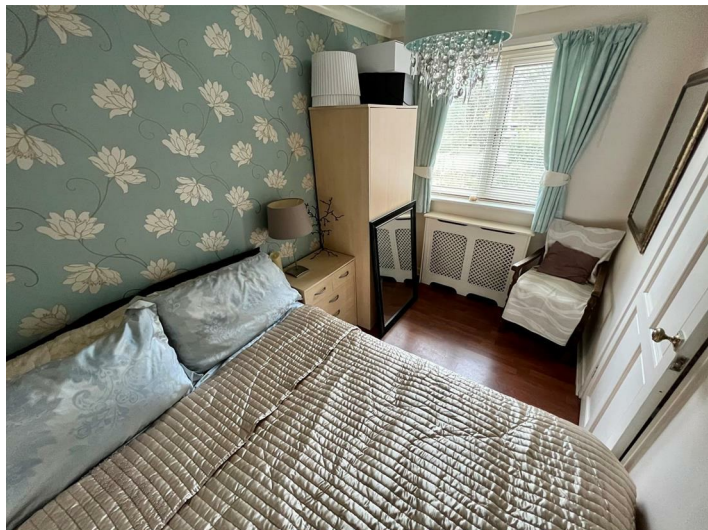
BEDROOM THREE

10'11" x 10'3" (3.33m x 3.12m)



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

BEDROOM FOUR
10'9" x 6'10" (3.28m x 2.08m)



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

BATHROOM



Having UPVC double glazed windows to the side and rear, ceiling light point, airing cupboard, heated towel rail, recessed shower enclosure, panelled bath, pedestal wash hand basin and low level WC

GARAGE NUMBER ONE
16'1" x 8'10" (4.90m x 2.69m)

Having light, up and over door to the front driveway and open access to

GARAGE NUMBER TWO
16'7" x 9'10" (5.05m x 3.00m)

Having light and up and over door to the front driveway

DELIGHTFUL REAR GARDEN

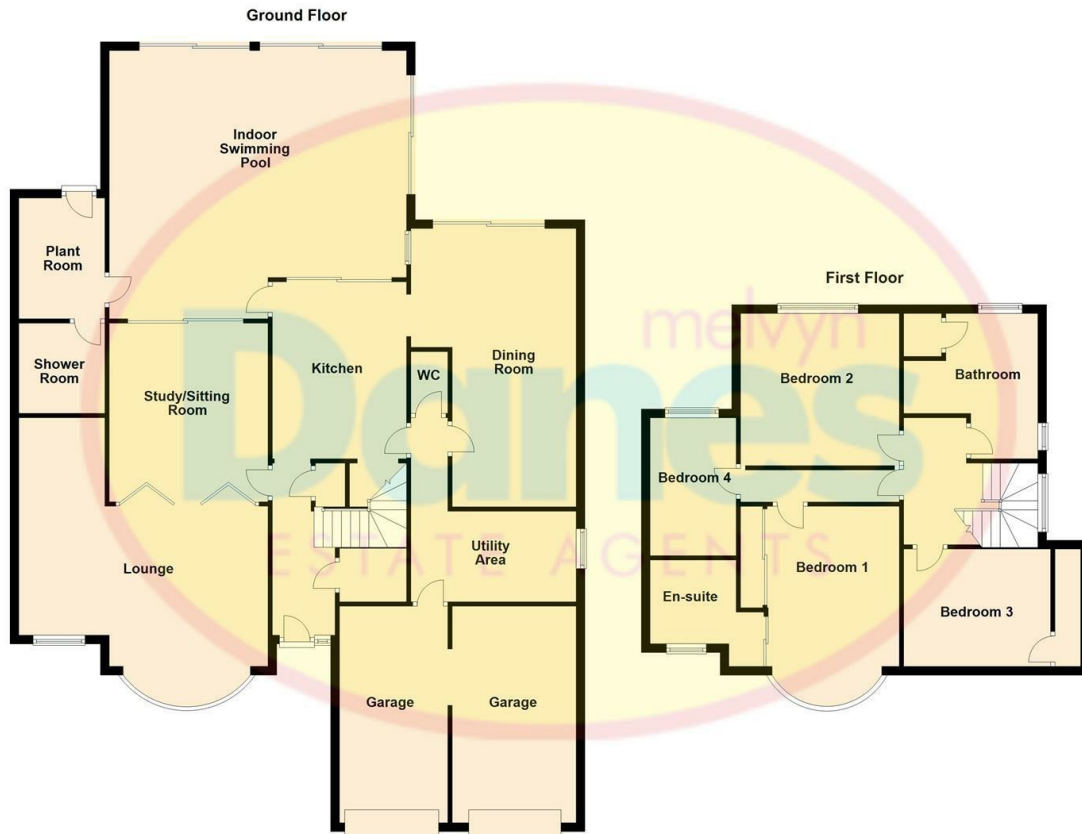


Having paved patio area leading to an extensive lawn beyond having defined boundaries with privacy screening and gated access to the side



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.



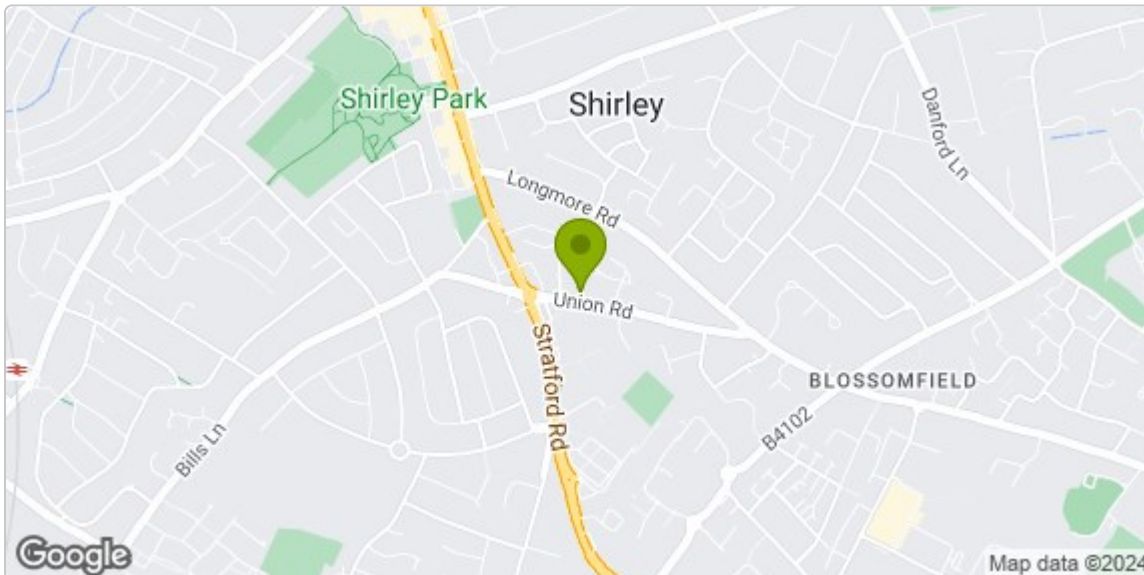
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: E

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
27 Union Road Shirley Solihull
B90 3BU

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(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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