



# Hathaway Road, Shirley

**Offers Around £540,000**

- PORCH & HALLWAY
- LOUNGE
- MODERN KITCHEN
- FOUR BEDROOMS
- SINGLE GARAGE
- GUEST CLOAKS WC
- DINING ROOM
- SIDE UTILITY ROOM
- BATHROOM WITH SHOWER
- DELIGHTFUL REAR GARDEN

Hathaway Road is located on 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 ideal location therefore for this very well maintained detached house which sits back from the road behind a front block paved driveway with inset mature lilac tree. A UPVC double glazed door opens to the

### **PORCH ENTRANCE**

Having quarry tiled flooring, wall light point and door opening to the

### **WELCOMING RECEPTION HALLWAY**



Having 'oak' laminate wooden flooring, ceiling light point,

staircase rising to the first floor accommodation, two central heating radiators and 'oak' doors opening to the lounge, dining room, kitchen and

### **GUEST CLOAKS WC**



Having UPVC double glazed window to the side, recessed ceiling spotlights, low level WC and vanity unit with inset wash hand basin

### **LOUNGE**

**15'10" into bay x 14'0" (4.83m into bay x 4.27m)**



Having UPVC double glazed box bay window with inset matching double opening doors leading to the rear garden, two central heating radiators and ceiling light point

**DINING ROOM**  
**12'2" x 11'4" (3.71m x 3.45m )**



Having UPVC double glazed window to the front, 'oak' veneer flooring, four wall light points, central heating radiator and two feature side windows with stained glass insets

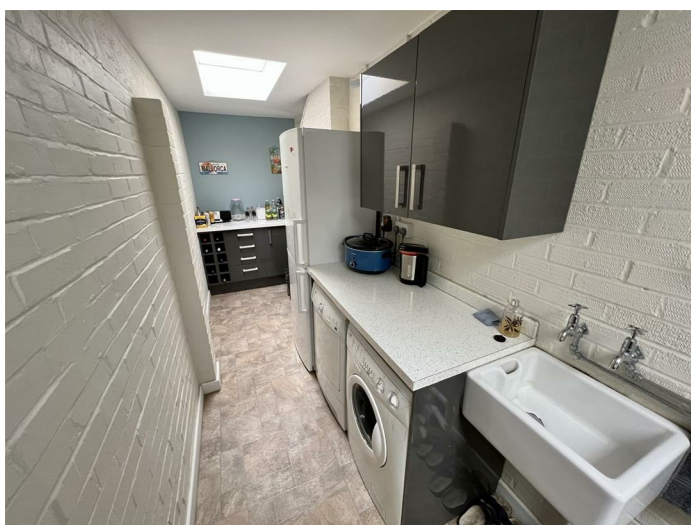
**MODERN REFITTED KITCHEN**  
**12'0" x 9'10" (3.66m x 3.00m)**



Having UPVC double glazed window to the rear, central heating radiator, 'oak' laminate wooden flooring, recessed ceiling spotlights, door to the side utility and being fitted with a comprehensive range of white gloss fronted wall and base mounted storage units with contrasting quartz work surfaces over having undermounted 1.5 bowl sink with mixer tap, inset halogen hob with extractor canopy over, integrated electric oven, microwave, fridge, freezer and dishwasher, plinth lighting and over work surface lights

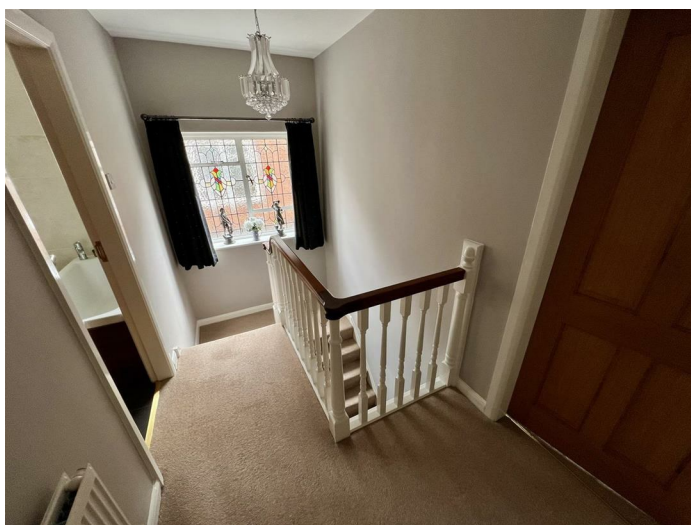


**SIDE UTILITY ROOM**  
**24'4" x 4'9" (7.42m x 1.45m)**



Having two roof lights, two light points, UPVC door to the rear garden, wall and base mounted storage units with work surfaces over, Belfast style sink, space and plumbing for an automatic washing machine and further appliance spaces

**FIRST FLOOR LANDING**



Having ceiling light point, loft hatch access, feature stained glass window to the side and 'oak' doors radiating off to four bedrooms, bathroom and storage cupboard

**BEDROOM ONE**  
14'0" x 11'2" (4.27m x 3.40m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, two wall light points and fitted bedroom furniture including built in wardrobes, drawer chest and dressing table

**BEDROOM TWO**  
12'2" x 11'4" (3.71m x 3.45m)



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

**BEDROOM THREE**  
11'1" x 10'0" (3.38m x 3.05m )



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

**BEDROOM FOUR**  
9'10" x 7'0" (3.00m x 2.13m)



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

**FAMILY BATHROOM**



Having UPVC double glazed window to the side, recessed ceiling spotlighting, contemporary style upright radiator with

towel rail attachment, two vanity storage units, full height wall tiling, tiled flooring and being fitted with a suite comprising of panelled bath, tandem shower enclosure, low level WC and vanity unit with storage and wash hand basin inset

## REAR GARDEN



Being a particularly attractive feature and having mature tree screening to the rear the garden is accessed via the side utility room or lounge which both lead to a full width paved patio area with outside tap, gated side access and steps ascending to a raised lawn with mature well stocked borders, play house, screened garden shed and additional sun catcher patio area

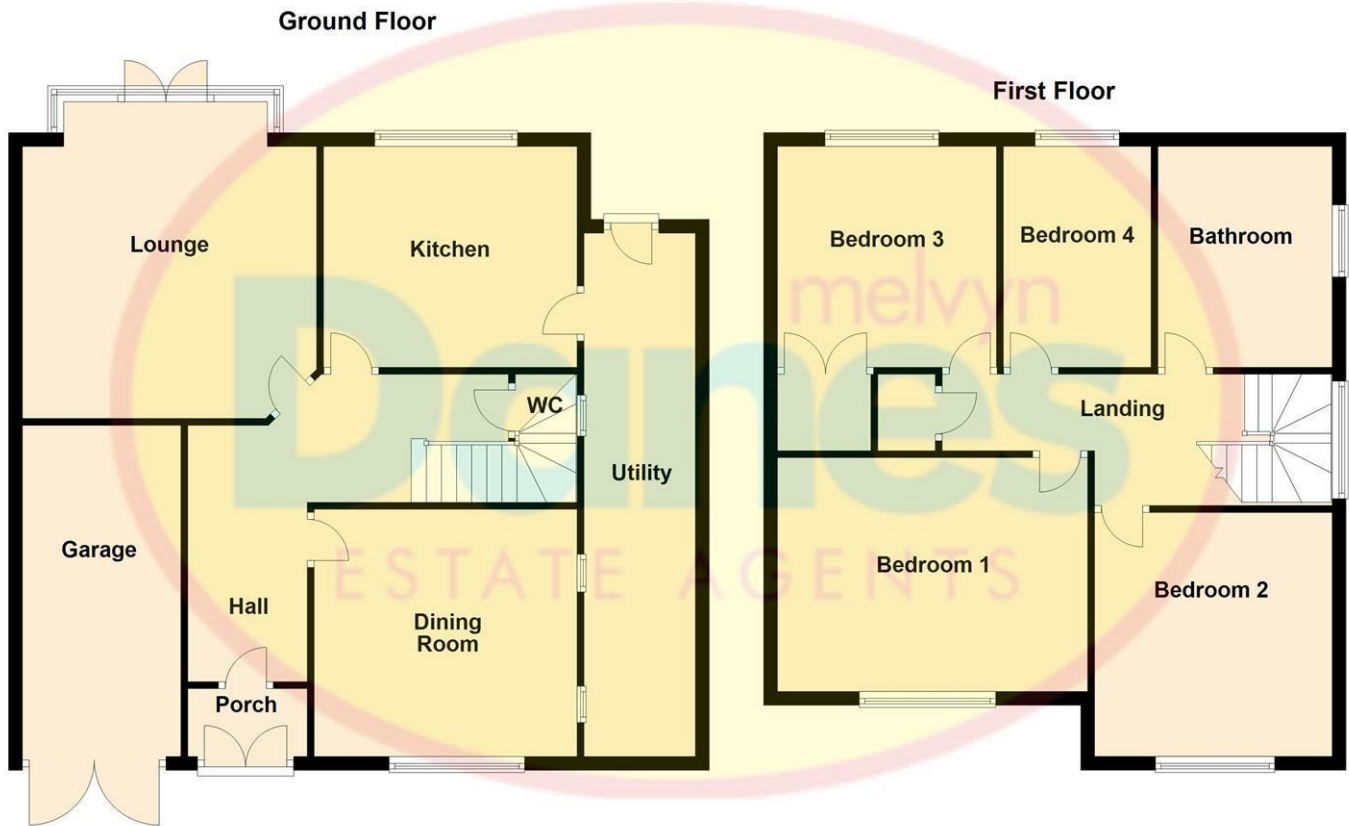


## INTEGRAL GARAGE

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.



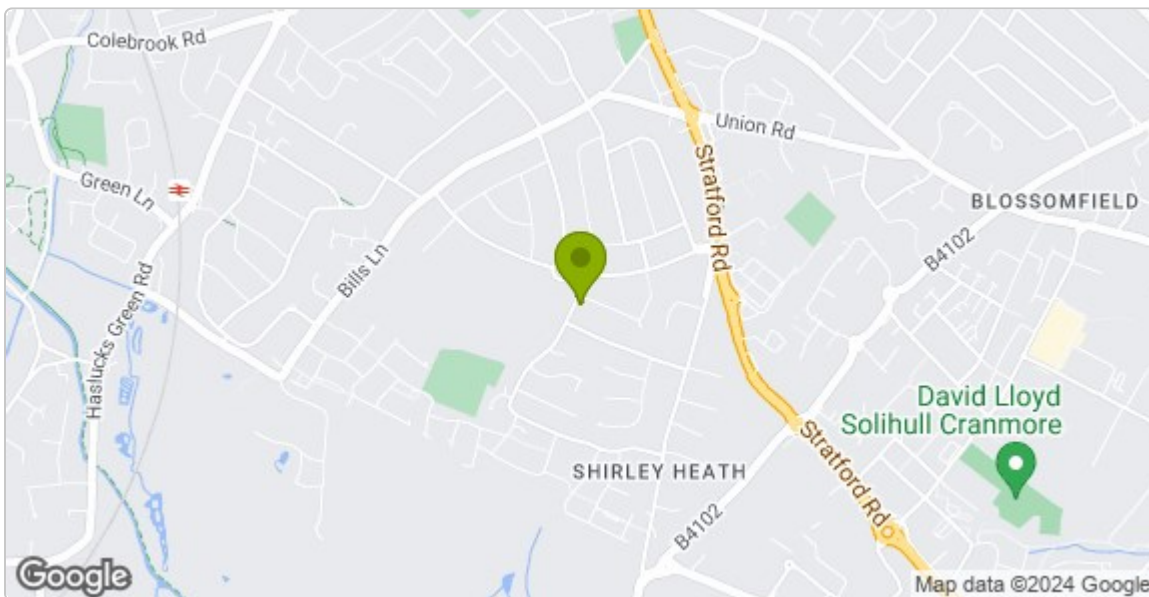
**TENURE:** We are advised that the property is Freehold.

**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.



**6 Hathaway Road Shirley  
Solihull B90 2PY**

**Council Tax Band: E**

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

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