

Falstaff Road, Shirley

Offers Around £535,000

- LARGE FRONT DRIVEWAY
- LOUNGE
- KITCHEN
- REFITTED SHOWER/WET ROOM
- SINGLE GARAGE
- PORCH & RECEPTION HALLWAY
- DINING ROOM
- FOUR BEDROOMS
- DELIGHTFUL REAR GARDEN
- VIEWING ESSENTIAL

Falstaff Road is located on the sought after Shakespeare Manor Development, which is conveniently positioned for the amenities of Shirley and the surrounding areas.

On the edge of Shirley Park is St James's infant and junior school; part of the Tudor Grange academy which is of particular renown. 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 Woodlands Infant School and junior schooling is at Shirley Heath School just off 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.

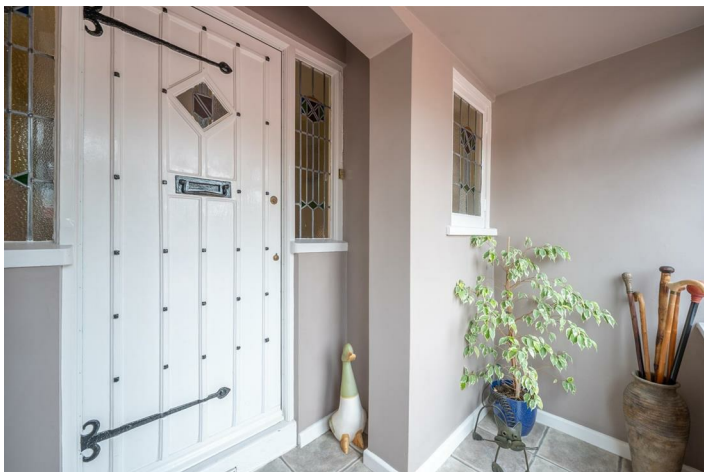
The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering 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 and Leisure 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 superb traditional detached house which retains many original features and offers scope for further extension (subject to planning permission).

Sitting back from the road behind a full width block set driveway with retainer wall to the front. A UPVC double glazed door with full height side windows, opens to the

PORCH ENTRANCE



Having recessed ceiling spotlights, tiled flooring and front door with original stained glass inset and matching side lights; opening to the

WELCOMING RECEPTION HALLWAY



Having original stained glass window to the side, deep moulded coved cornicing to the ceiling, central heating radiator, three ceiling light points, understairs recess and original panelled doors radiating off to lounge, dining room and kitchen



DINING ROOM

15' * into bay x 11'0" (4.57m* into bay x 3.35m)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, deep moulded coved cornicing to the ceiling and feature fireplace with inset electric fire

LOUNGE
16'0" into bay x 12'0" (4.88m into bay x 3.66m)



Having UPVC double glazed bay window with inset matching double opening doors to the rear garden, ceiling light point, central heating radiator, deep moulded covered cornicing to the ceiling and built in recessed bookcases with inset spotlights and cupboard storage below

KITCHEN
15'0" x 10'0" overall (4.57m x 3.05m overall)



Having UPVC double glazed windows to the rear and side and UPVC double glazed door opening to the side yard area, two ceiling light points, central heating radiator and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, five burner gas hob, integrated electric double oven, full height appliance space, plumbing for a washing machine and slimline dishwasher and peninsular work surface with additional appliance space under



FIRST FLOOR LANDING



Having ceiling light point, UPVC double glazed window to the side and doors radiating off to four bedrooms and shower room

BEDROOM ONE
16'5" into bay x 12'0" to rear of fitted wardrobe (5.00m into bay x 3.66m to rear of fitted wardrobe)



Having UPVC double glazed window to the rear, two ceiling light points, central heating radiator and built in wardrobes

BEDROOM TWO

16'5" into bay x 11'0" (5.00m into bay x 3.35m)



Having UPVC double glazed bay window to the front, loft hatch access with drop down ladder, ceiling light point and central heating radiator

BEDROOM THREE

12'0" x 7'8" max (3.66m x 2.34m max)



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

BEDROOM FOUR

7'3" x 6'6" (2.21m x 1.98m)



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, built in bookcases and door opening to eaves storage area

REFITTED SHOWER/WET ROOM



Having UPVC double glazed windows to the side and rear, tiled flooring with underfloor heating, recessed ceiling spotlights, full height wall tiling, walk in tandem shower with floor drain, vanity unit with inset wash hand basin and low level WC

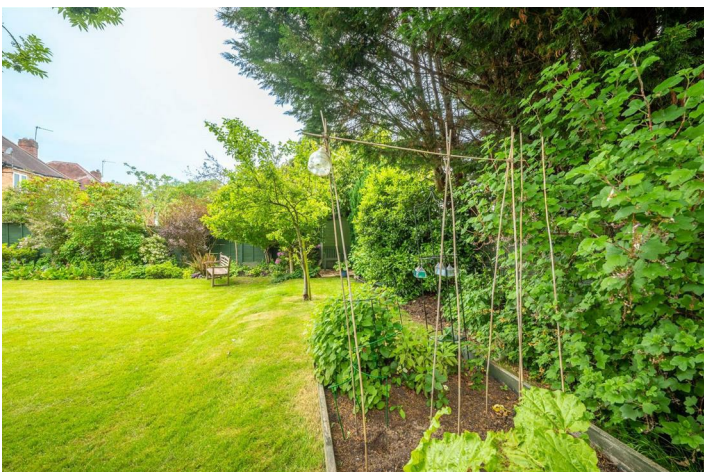


OUTSIDE

DELIGHTFUL REAR GARDEN



Having paved side yard area with gated front access and access to the garage, gate style door to the gardeners WC, paved patio area with outside tap and mature lawn with shaped and well stocked flower and shrub borders, established magnolia and apple trees, screened garden shed and defined boundaries to the surround.



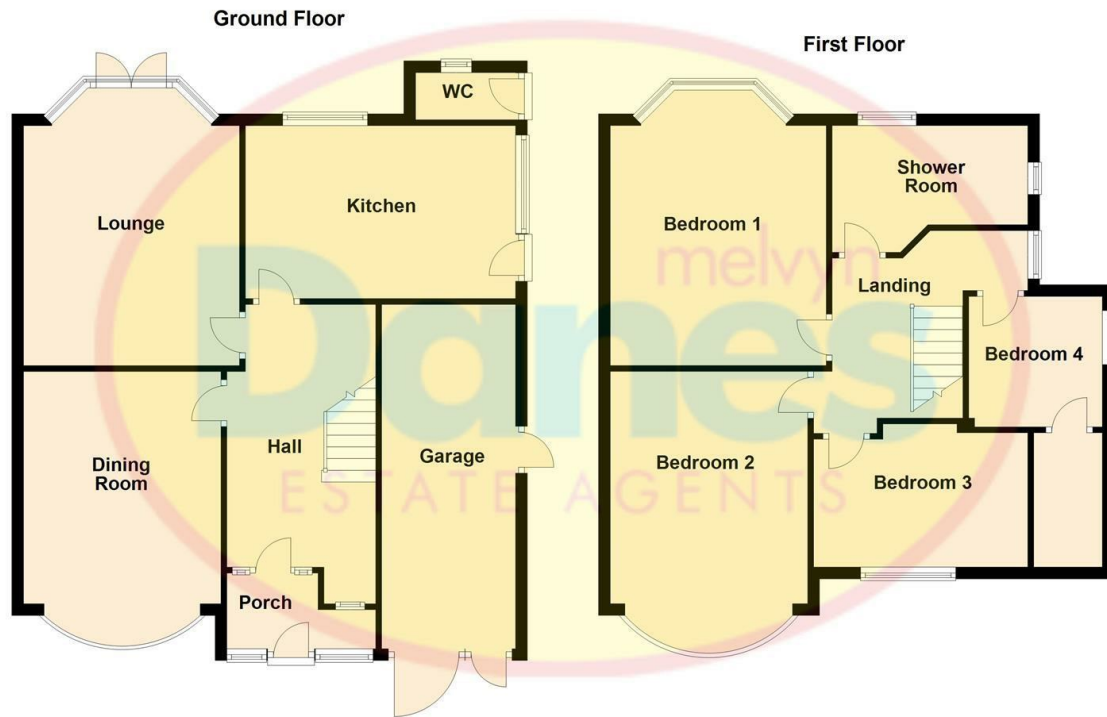
INTEGRAL GARAGE

19'5" x 7'6" (5.92m x 2.29m)

Having two ceiling light points, electric panel heater, doors to the front driveway and wall mounted central heating boiler

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.



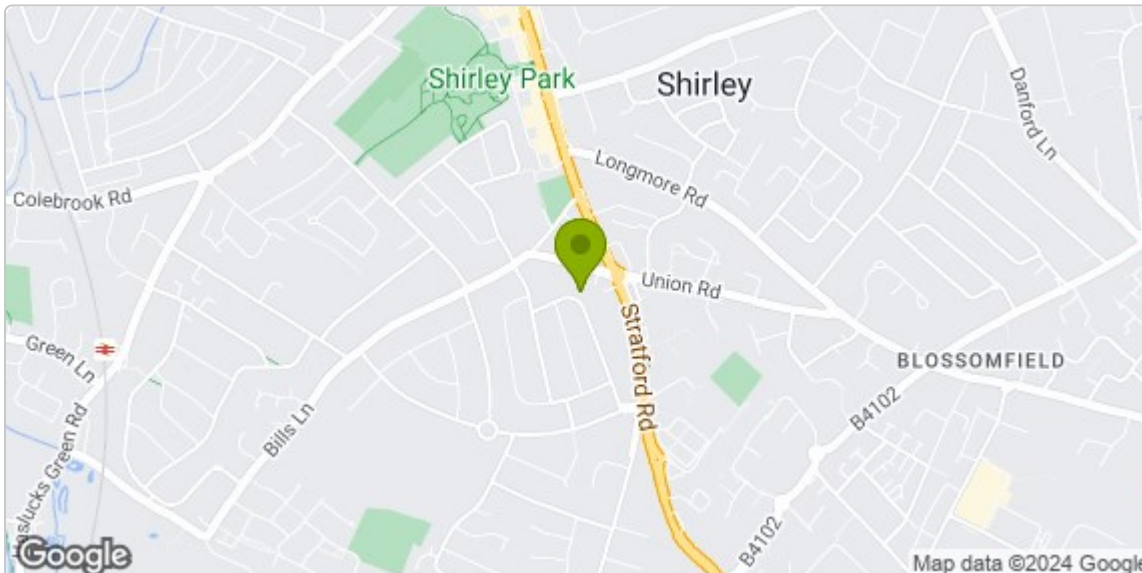
TENURE: We are advised that the property is Freehold.

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 Falstaff Road Shirley
Solihull B90 2AF

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		