



# School Road, Shirley

## Offers Around £479,950

- PORCH ENTRANCE
- GUEST CLOAKS WC
- DINING ROOM
- SIDE UTILITY ROOM
- BATHROOM
- RECEPTION HALLWAY
- LOUNGE
- KITCHEN
- FOUR BEDROOMS
- GARAGE & GARDEN

School Road links the main Stratford Road in Shirley with Bills Lane at the Church Road junction and is ideally located for the amenities of Shirley. The road itself is an eclectic mix of property styles from Edwardian and Victorian styled homes, to more recently constructed modern detached houses. Number 57 is the last house before the junction and was constructed in the early 1970's and has been in its original ownership since construction and benefits from recent re-decoration.

We are advised that the property is situated within the catchment area for St James's Tudor Grange Academy which is on the nearby Shirley Park Estate. 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, at the top of Burman Road, which provides 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 Railway Station.

Sitting back from the road behind a deep block edged driveway with foregarden. A part glazed front door opens to the

### **PORCH ENTRANCE**

Having tiled flooring, access to the hallway, access to the kitchen, ceiling light point and door opening to cloaks storage cupboard

### **RECEPTION HALLWAY**



Having laminate wooden flooring, ceiling light point, central

heating radiator, staircase rising to the first floor and doors opening to lounge, dining room, guest cloaks and utility room

### **GUEST CLOAKS WC**

Having window to the side, ceiling light point, mid level WC and wash hand basin

### **LOUNGE**

**19'9" x 11'10" (6.02m x 3.61m)**



Having UPVC double glazed window to the rear and door opening to the conservatory, two central heating radiators, two ceiling light points and feature fireplace with inset living flame effect gas fire

### **CONSERVATORY**

**11'2" x 8'8" (3.40m x 2.64m)**



Having UPVC double glazed windows and double opening doors to the rear garden and wall light point

### **DINING ROOM**

**17'2" x 11'9" (5.23m x 3.58m)**

Having multi paned bow window to the front and UPVC double glazed window to the side, two ceiling light points and central heating radiator

**KITCHEN**  
**13'10" x 6'2" (4.22m x 1.88m)**



Having UPVC double glazed bow window to the side and UPVC double glazed window to the front, tiled flooring, two ceiling light points, central heating radiator, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric double oven, electric hob with extractor canopy over, integrated fridge and breakfast bar

**SIDE UTILITY ROOM**  
**29'6" x 5'7" (8.99m x 1.70m)**

Having two roof lights, two ceiling light points, sink and drainer unit, space and plumbing for washing machine, door and window to the rear garden and door opening to the garage

**FIRST FLOOR LANDING**

Having UPVC double glazed window to the side, ceiling light point, airing cupboard housing the newly fitted Worcester Bosch gas central heating boiler and doors off to four bedrooms and shower room

**BEDROOM ONE**  
**12'0" into rear of fitted wardrobes x 11'0"**  
**(3.66m into rear of fitted wardrobes x 3.35m)**



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

**BEDROOM TWO**  
**11'4" x 10'0" (3.45m x 3.05m)**

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

**BEDROOM THREE**  
**10'1" x 8'1" (3.07m x 2.46m)**

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

**BEDROOM FOUR**  
**13'4" max (7'1" min) x 7'8" max (4.06m max**  
**(2.16m min) x 2.34m max)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and over bulk head storage cupboard

**REFITTED SHOWER ROOM**



Having UPVC double glazed window to the side, ceiling light point, extractor fan with spotlight inset, full height wall tiling and tiled flooring, quadrant shower enclosure, vanity unit with inset wash hand basin and low level WC

**REAR GARDEN**



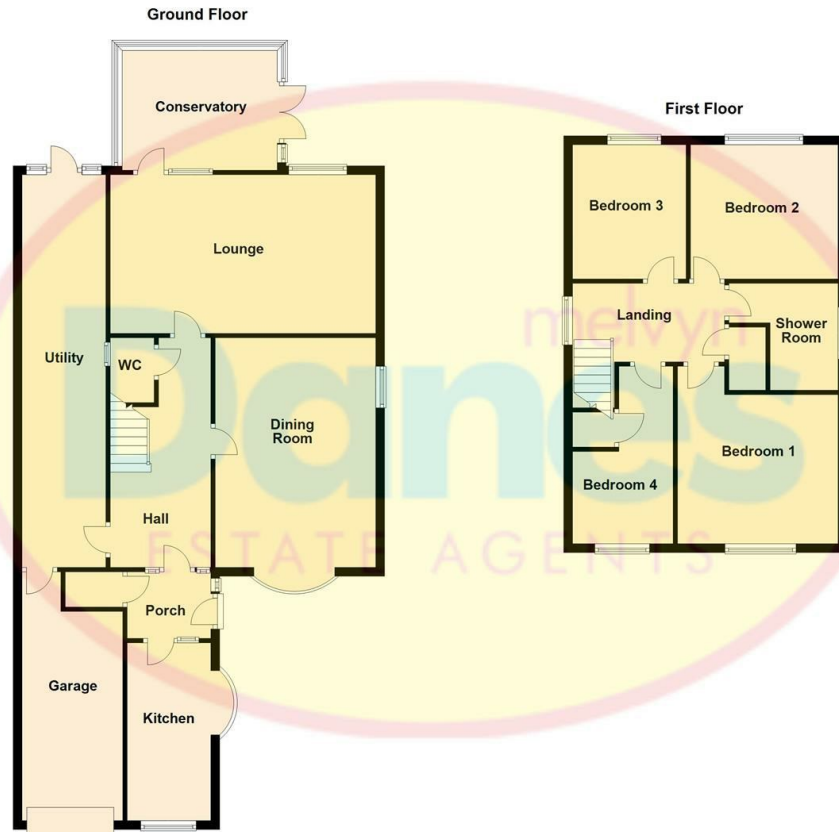
Having paved patio area with shaped bordered lawn beyond, defined boundaries, gated side access and mature copper beech tree

**GARAGE**  
**16'7" x 8'3" (5.05m x 2.51m)**

Having up and over door 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.



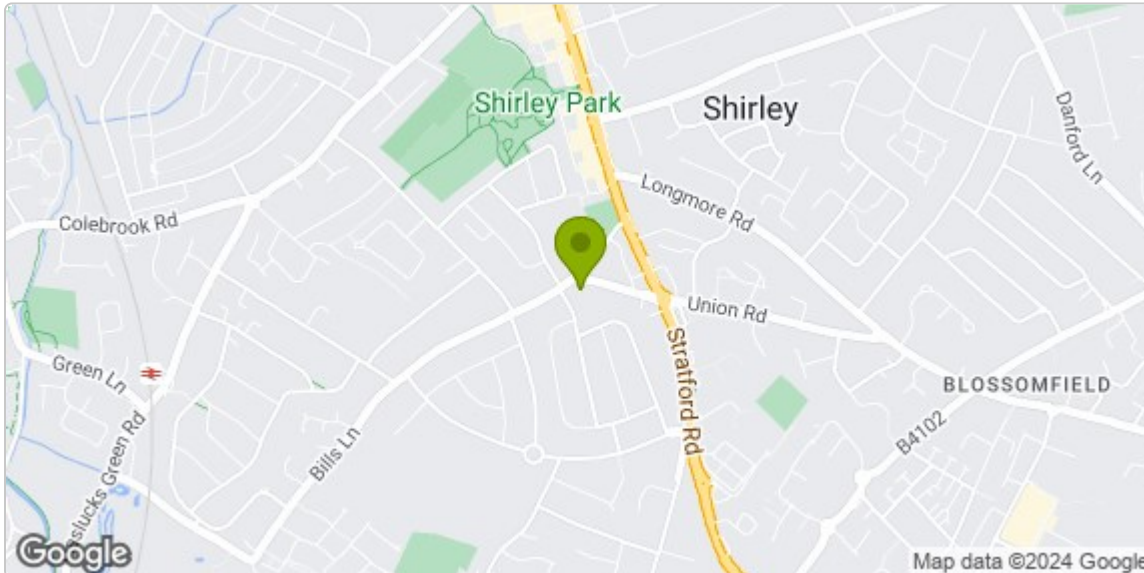
**TENURE:** We are advised that the property is Freehold.

**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.



**Full Postal Address:**  
57 School Road Shirley  
Solihull B90 2BB

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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