



# Welford Road, Shirley

## Offers Around £625,000

- RECEPTION HALLWAY
- ENLARGED LOUNGE
- EXTENDED DINING ROOM
- SUPERB EXTENDED KITCHEN
- UTILITY ROOM WITH WC
- FIVE DOUBLE BEDROOMS
- TWO EN SUITES & DRESSING ROOM
- BATHROOM & SHOWER ROOM
- WIDE GARAGE & DRIVE
- REAR GARDEN & GARDEN ROOM

Welford Road is a sought after residential road being conveniently located for the amenities along the Stratford Road in the town centre of Shirley and falling with excellent school catchment areas.

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hostelrys along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this traditional semi detached property which has been considerably improved and extended by the current owners and now offers superb living accommodation which would suit a variety of purchasers and is presented to an excellent standard.

The property is set back from the road behind a front driveway from where a UPVC double glazed door opens to the

### **PORCH ENTRANCE**

Having tiled flooring, UPVC double glazed windows to the front and side and front door opening to the

### **WELCOMING RECEPTION HALLWAY**



Having tiled flooring with underfloor heating, ceiling light point, staircase rising to the first floor accommodation with under stairs storage under and doors opening to lounge, dining room, kitchen, utility and garage

### **ENLARGED LOUNGE**

**19'2" into bay x 10'8" overall (5.84m into bay x 3.25m overall)**



Having UPVC double glazed bay window to the front aspect, laminate wooden flooring with underfloor heating, log burner with tiled hearth and ceiling light point

**EXTENDED DINING ROOM**  
**19'1" x 11'4" overall (5.82m x 3.45m overall)**

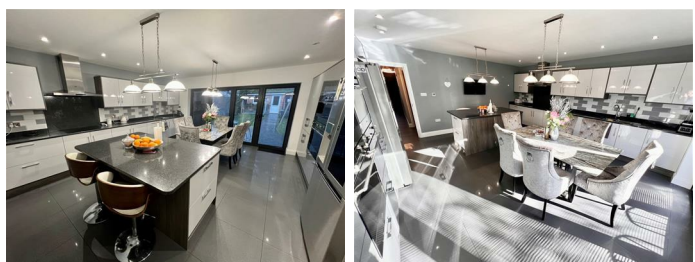


Having UPVC double glazed French style doors to the rear garden, laminate wooden flooring with underfloor heating and two ceiling light points

**EXTENDED DINING KITCHEN**  
**17'7" x 16'9" (5.36m x 5.11m)**



Having double glazed bi-folding doors to the rear garden, tiled flooring with underfloor heating, recessed ceiling spotlights and two ceiling light points and being fitted with a range of modern wall and base mounted storage units with quartz work surfaces over having undermounted 1.5 bowl sink with mixer tap, inset halogen hob with extractor canopy over, integrated dishwasher, central island unit with breakfast stool recess and tower storage units with twin inset electric ovens, microwave and coffee machine



**UTILITY ROOM**  
**8'1" x 6'10" (2.46m x 2.08m)**



Having tiled flooring, ceiling light point, larger storage units, wall and base mounted storage units with work surface over having inset sink and drainer with mixer tap, space and plumbing for washing machine and door opening to the

**GROUND FLOOR WC**

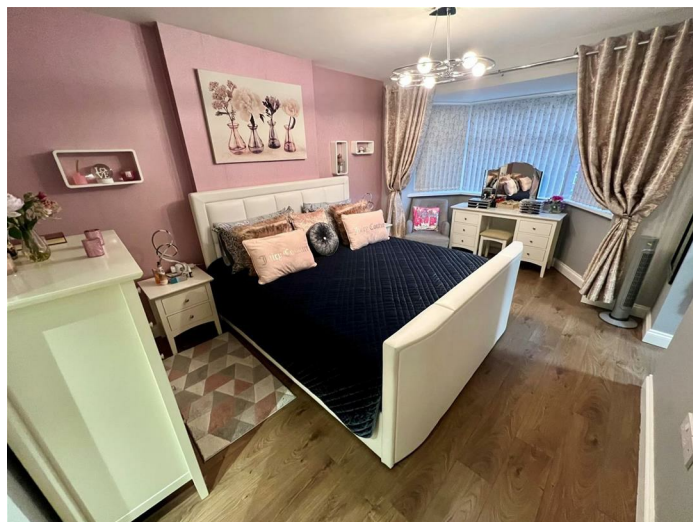
Having UPVC double glazed window to the side, tiled flooring, ceiling light point, low level WC and vanity unit with inset wash hand basin

**FIRST FLOOR LANDING**

Having ceiling light point, staircase rising to the second floor and doors radiating off

**BEDROOM ONE**

**16'0" into bay x 10'8" (4.88m into bay x 3.25m)**



Having laminate wooden flooring, ceiling light point, central heating radiator, laminate wooden flooring, open access to the walk in wardrobe area and door opening to the dressing area



### WALK IN WARDROBE

Having fitted wardrobes providing hanging rail and shelf storage and recessed ceiling spotlights

### DRESSING AREA

Having UPVC double glazed window to the front, ceiling light point, laminate wooden flooring and door opening to the

### EN SUITE SHOWER ROOM



Having UPVC double glazed window to the front, heated towel rail, tiled flooring, shower enclosure with multi-jet shower, vanity unit with inset wash hand basin, low level WC and complementary wall tiling

### BEDROOM TWO

14'4" x 12'7" + door recess (4.37m x 3.84m + door recess)



Having laminate wooden flooring, ceiling light point, central heating radiator and door opening to the

### EN SUITE SHOWER ROOM



Having UPVC double glazed window to the side, recessed ceiling spotlighting, heated towel rail, complementary wall tiling, glazed tandem shower enclosure, vanity unit with inset wash hand basin and low level WC

**BEDROOM THREE**  
**16'10" x 11'5" max (5.13m x 3.48m max)**



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

**LARGE FAMILY BATHROOM**



Having UPVC double glazed window to the side, complementary wall and floor tiling, heated towel rail, recessed ceiling spotlights, freestanding bath, shower enclosure, low level WC and vanity unit with inset wash hand basin

**SECOND FLOOR LANDING**

Having 'Velux' style window to the front, ceiling light point, doors opening to two bedrooms, shower room and useful eaves storage

**BEDROOM FOUR**  
**14'9" x 10'7" (4.50m x 3.23m )**

Having 'Velux' style rooflight to the front, ceiling light point and central heating radiator

**BEDROOM FIVE**  
**10'5" x 10'0" min (3.18m x 3.05m min)**

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

**SHOWER ROOM**



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, complementary wall and floor tiling, glazed shower enclosure, low level WC and vanity unit with inset wash hand basin

**OUTSIDE**

**INTEGRAL GARAGE**  
**15'5" x 10'2" (4.72m x 3.10m)**

Having doors to the front driveway, light, power and central heating boiler

**REAR GARDEN**



Having patio area with lawn beyond, defined boundaries and pathway access to the

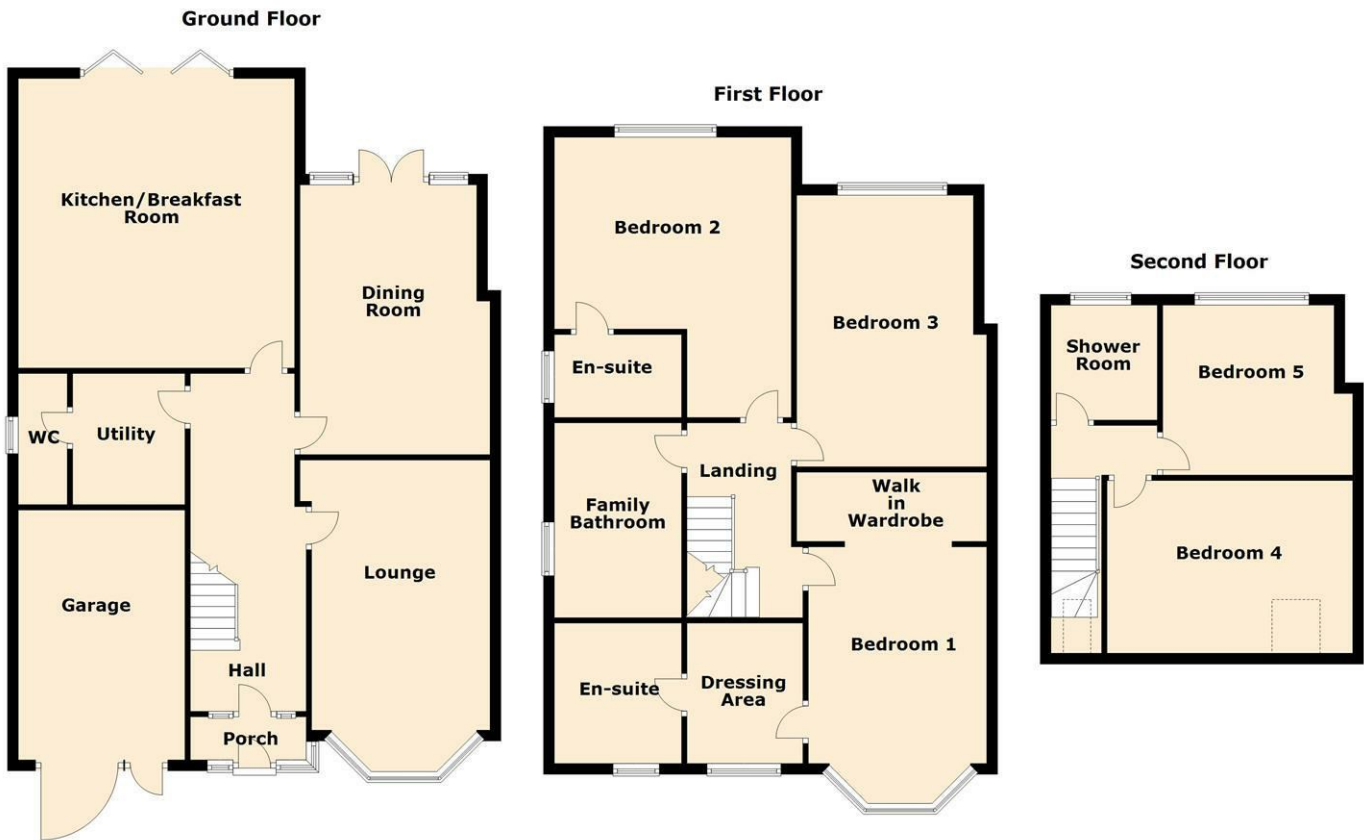
**GARDEN ROOM**

Having UPVC double glazed windows, light and power and spanning the majority of the width of the rear garden



## 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 but as yet we have not been able to verify this.

**COUNCIL TAX BAND**

We understand that property is a band D

**VIEWING**

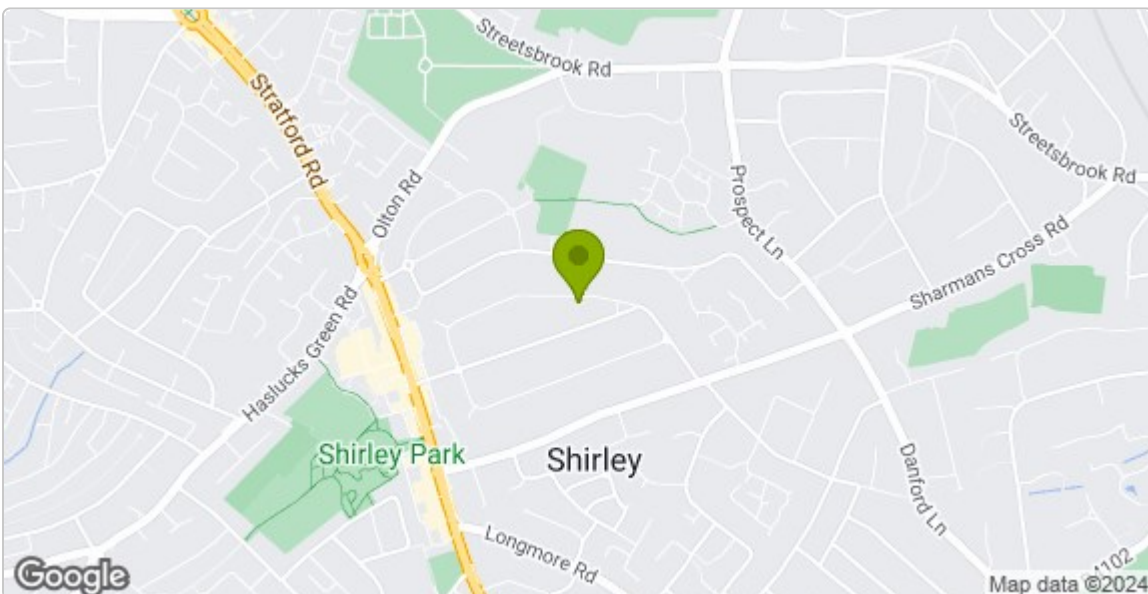
By appointment only please with the Shirley office on 0121 744 2801.

**THE CONSUMER PROTECTION REGULATIONS**

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**106 Welford Road Shirley  
Solihull B90 3HT**

**Council Tax Band: D**

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			
<b>England &amp; Wales</b>		78	83
		EU Directive 2002/91/EC	