



Welford Road, Shirley

Offers Around £525,000

- RECEPTION HALLWAY
- DINING ROOM
- GROUND FLOOR WC
- EN SUITE & BATHROOM
- DRIVEWAY PARKING
- LOUNGE
- EXTENDED BREAKFAST KITCHEN
- FIVE BEDROOMS
- SINGLE GARAGE
- DELIGHTFUL REAR GARDEN

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.

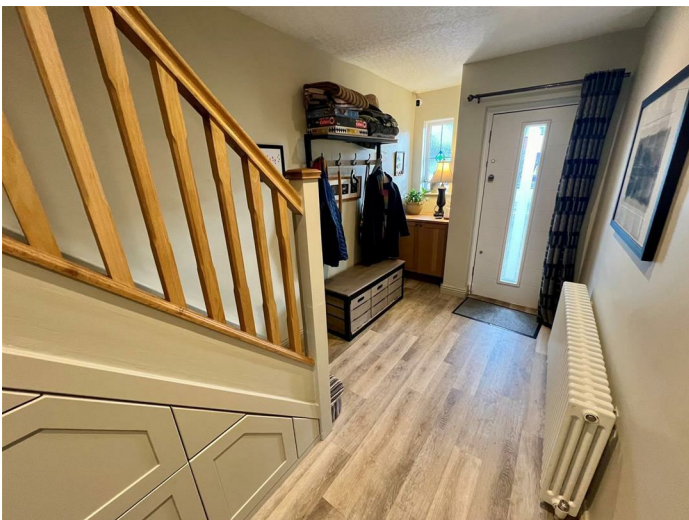
Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is 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 much extended and well presented traditional semi detached property which is set back from the road behind a front block edged tarmac driveway which extends to the

RECESSED PORCH

Having composite door with double glazed insets, opening to the

WELCOMING RECEPTION HALLWAY



Having UPVC double glazed window to the front, recessed ceiling spotlights, cast iron style central heating radiator, 'Karndean' flooring, staircase rising to the first floor accommodation with useful storage below and doors opening to the lounge, dining room and kitchen

LOUNGE

14'8" into bay x 11'5" max (4.47m into bay x 3.48m max)



Having UPVC double glazed bay window to the rear with inset double opening French style doors to the patio area, 'Karndean' flooring, ceiling light point, central heating radiator, recessed log burner and decorative plate rail

DINING ROOM

15'6" x 10'5" max (4.72m x 3.18m max)



Having UPVC double glazed bay window to the front, ceiling light point, cast iron style radiator and decorative plate rail

EXTENDED BREAKFAST KITCHEN
14'0" x 12'0" overall (4.27m x 3.66m overall)



Having UPVC double glazed windows and door to the rear garden, recessed ceiling spotlights, central heating radiator, 'Karndean' flooring, door to the garage, door to the ground floor WC and being fitted with a comprehensive range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, gas hob with extractor canopy over, electric double oven and integrated dishwasher



GROUND FLOOR WC

Having ceiling light point, concealed cistern WC and vanity wash hand basin

FIRST FLOOR LANDING/STUDY AREA



Having recessed ceiling spotlights, cast iron style central heating radiator, UPVC double glazed window to the front, staircase rising to the second floor accommodation and doors opening to four bedrooms and family bathroom

BEDROOM TWO
15'3" into bay x 11'5" max (4.65m into bay x 3.48m max)



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

BEDROOM THREE

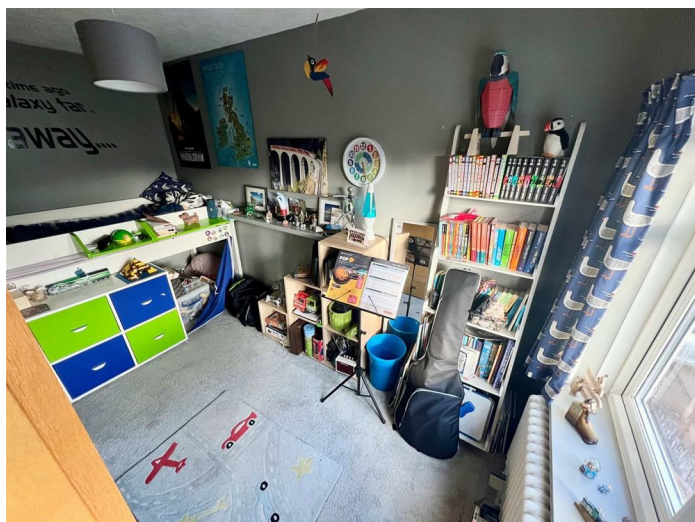
16'0" into bay x 10'7" max (4.88m into bay x 3.23m max)



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

BEDROOM FOUR

12'10" x 7'5" (3.91m x 2.26m)



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

BEDROOM FIVE

15'2" x 5'4" max (4.62m x 1.63m max)

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

FAMILY BATHROOM



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

SECOND FLOOR LANDING

Having ceiling light point, 'Velux' style window to the front and door opening to

BEDROOM ONE

16'0" max x 11'0" overall (4.88m max x 3.35m overall)



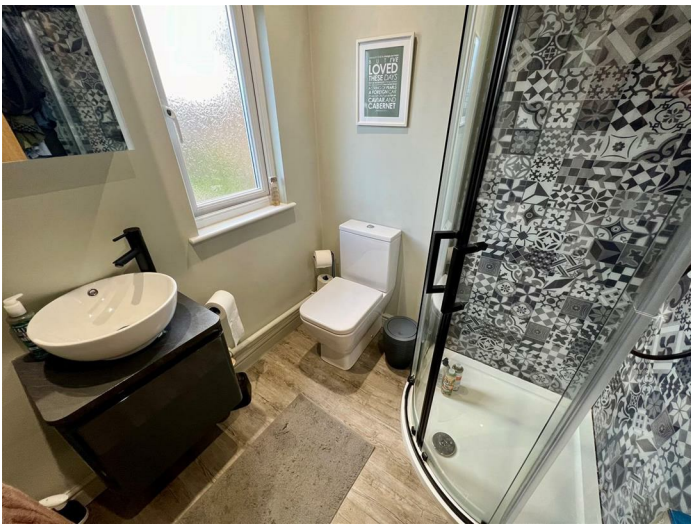
Having UPVC double glazed full height windows with Juliette style balcony to the rear, recessed ceiling spotlights, 'Velux' style rooflight to the front, 'Karndean' flooring, door opening to the en suite shower room, central heating radiator and built in wardrobes



hardstanding for a log cabin/summer house and a bark chipped play area with shed and gazebo



EN SUITE SHOWER ROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, 'Karndean' flooring, heated towel rail, quadrant shower enclosure, vanity unit with inset wash hand basin and low level WC

OUTSIDE

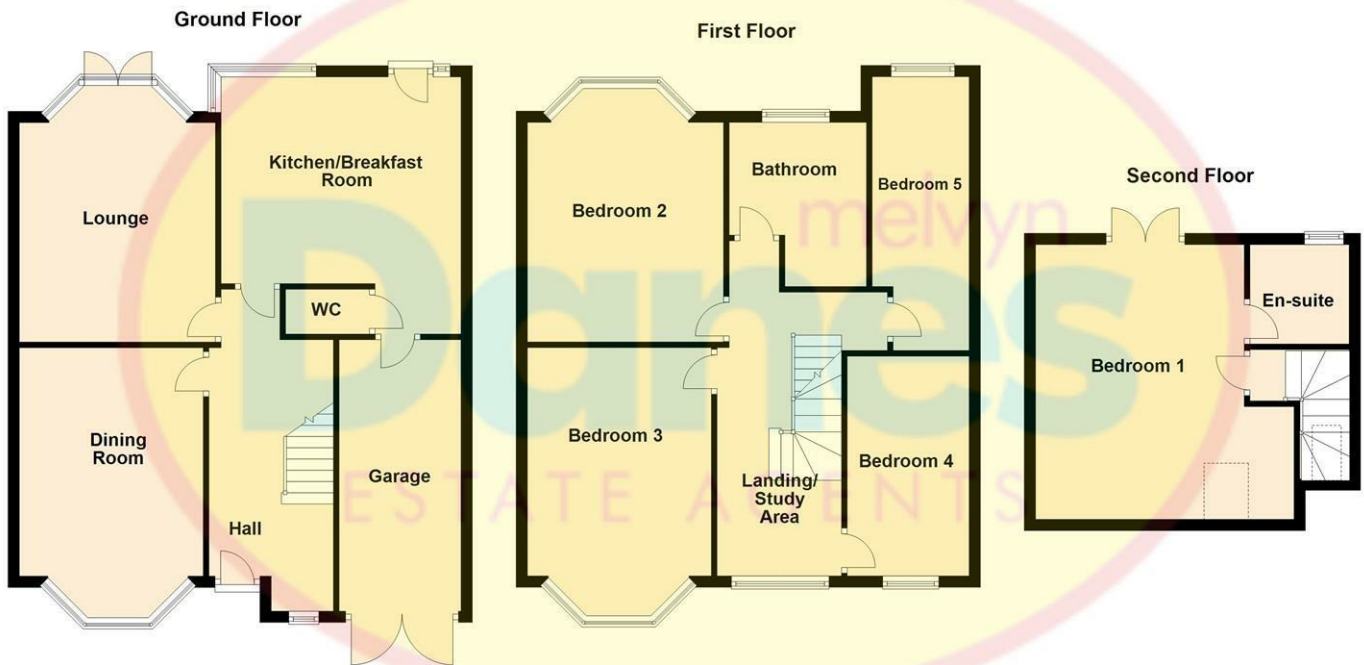
REAR GARDEN



Having paved patio area with sleeper beds dividing to a lawned area with defined boundaries and paved pathway access to the rear of the garden where there is a

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

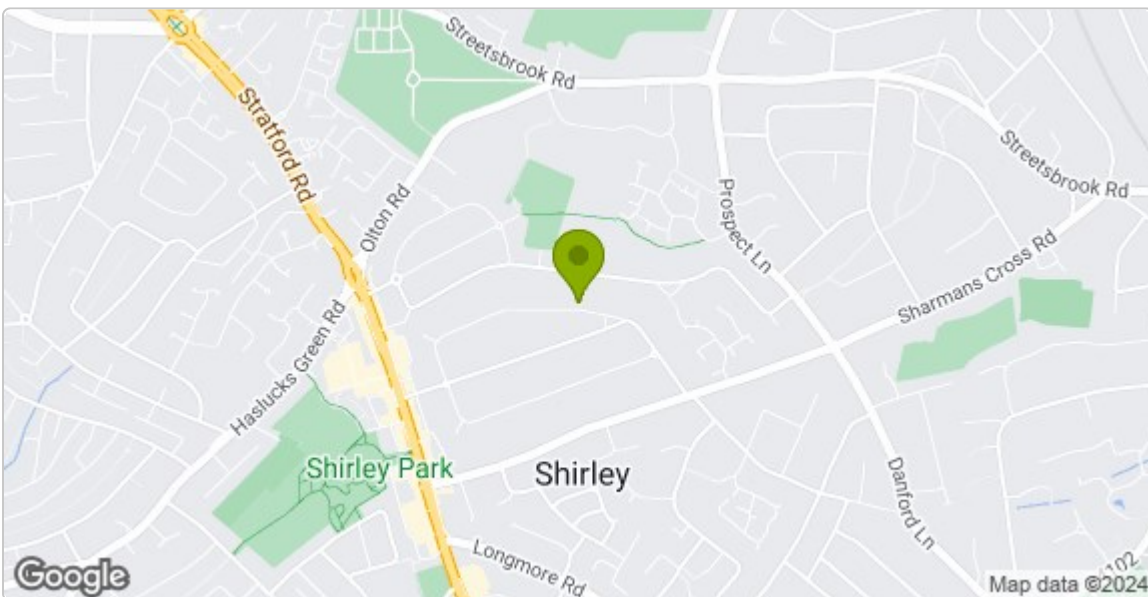
By appointment only please with the Shirley office on 0121 744 2801.

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.



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

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	