



# Union Road, Shirley

## Offers Around £385,000

- DRIVEWAY
- LOUNGE
- FAMILY ROOM/BEDROOM FIVE
- GROUND FLOOR BATHROOM
- FIRST FLOOR BATHROOM
- RECEPTION HALLWAY
- DINING ROOM
- BREAKFAST KITCHEN
- FOUR BEDROOMS
- GOOD SIZE REAR GARDEN

Union Road is located linking Longmore Road with the main A34 Stratford Road in the centre of Shirley.

We are advised that the property is situated within the catchment area of Alderbrook School on Blossomfield Road with infant schooling being at Blossomfield Infant School in Eastcote Close, and junior schooling being at nearby Shirley Heath School, which is situated in Coombe Road. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley is just a short walk away and 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 excellent location therefore for this deceptively spacious Edwardian end of terrace house which has been considerably extended on the ground floor.

Sitting back from the road behind a full width driveway and partially glazed front door with decorative canopy over, opening to the

### **ENTRANCE PORCH**

Having front door providing access to the

### **HALLWAY**

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation with storage cupboard below and doors opening to the lounge, dining room and kitchen

### **LOUNGE**

**15'9" x 13'3" (4.80m x 4.04m)**



Having UPVC double glazed bay window to the front, ceiling light point, tiled fireplace with wood burner stove, two wall light points and deep moulded coved cornice to the ceiling

### **DINING ROOM**

**13'2" x 10'9" (4.01m x 3.28m)**

Having tilt and turn UPVC double glazed window to the rear, ceiling light point, central heating radiator, coved cornice to the ceiling and fireplace with wall mounted electric fire

### **BREAKFAST KITCHEN**

**20'4" x 8'5" (6.20m x 2.57m)**



Having two UPVC double glazed windows to the side and UPVC double glazed door to the rear yard, recessed lights, central heating radiator, wall and base mounted storage units with work surfaces over, double electric oven, four ring gas hob, integrated fridge freezer, integrated washing machine, integrated dishwasher and door opening to the

### **INNER HALLWAY**

Having doors to the ground floor bathroom and

### **FAMILY ROOM/BEDROOM FIVE**

**10'7" x 10'1" (3.23m x 3.07m)**

Having UPVC double glazed window to the side and UPVC double glazed sliding patio style doors to the rear garden, ceiling light point and central heating radiator

### GROUND FLOOR BATHROOM

Having UPVC double glazed window to the side, ceiling light point, full height wall tiling, central heating radiator, panelled bath with shower over, low level WC and pedestal wash hand basin

### FIRST FLOOR LANDING

Having ceiling light point, loft access and doors off to the four bedrooms and family bathroom

### BEDROOM ONE

**13'1" x 10'9" (3.99m x 3.28m)**



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

### BEDROOM TWO

**13'2" x 10'0" (4.01m x 3.05m)**

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

### BEDROOM THREE

**13'2" x 6'7" (4.01m x 2.01m)**

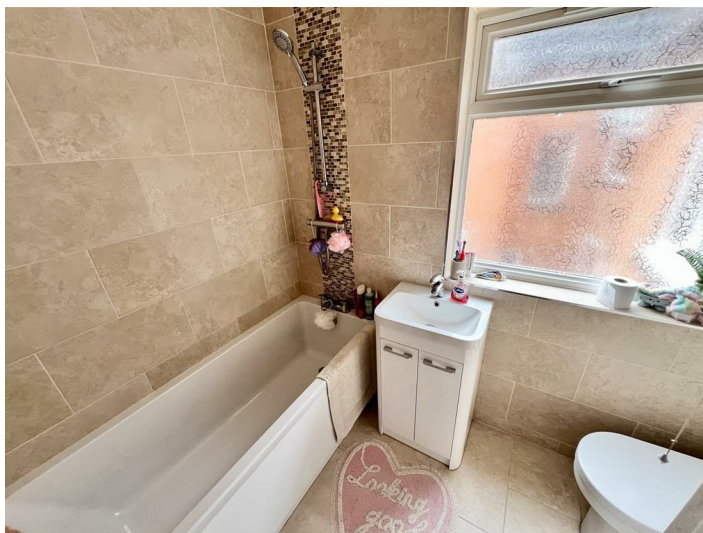
Having UPVC double glazed window to the front, ceiling light point and central heating radiator

### BEDROOM FOUR

**8'5" x 5'8" + door recess (2.57m x 1.73m + door recess)**

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, panel bath with thermostatic shower over, vanity unit with wash hand basin, low level wc, recessed lights, chrome towel rail and tiled walls

### REAR GARDEN



Being a particularly attractive feature of the property and having paved yard area with outside tap and gated access to the front and extending to a raised paved patio with shaped lawn beyond having mature well stocked borders and boundaries defined with fence and privet hedge, concrete garden shed and additional garden storage area to the rear. The whole garden extends to approximately 150'

### SIDE ACCESS DRIVEWAY

Adjacent to number 38 Union Road is an access driveway which leads to a communal area where number 24 has a garage plot. This plot is currently used for parking.

## 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.



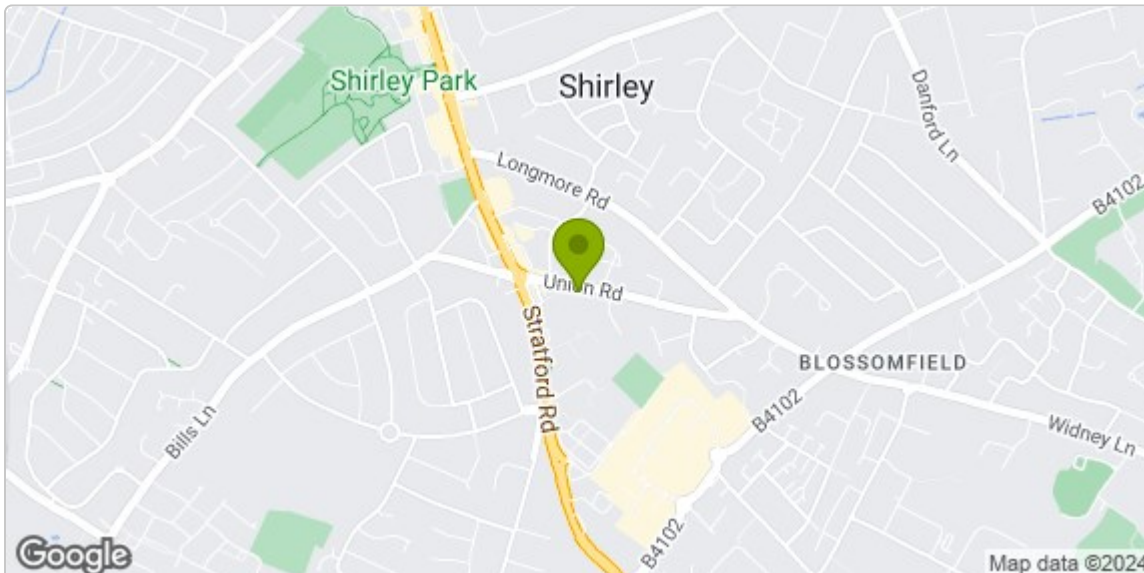
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** B

**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:**  
24 Union Road Shirley Solihull  
B90 3DQ

**Council Tax Band:** B

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>76</b>
	<b>59</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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