



melvyn
Danes
ESTATE AGENTS

Yardley Wood Road

Shirley

Offers Around £337,950

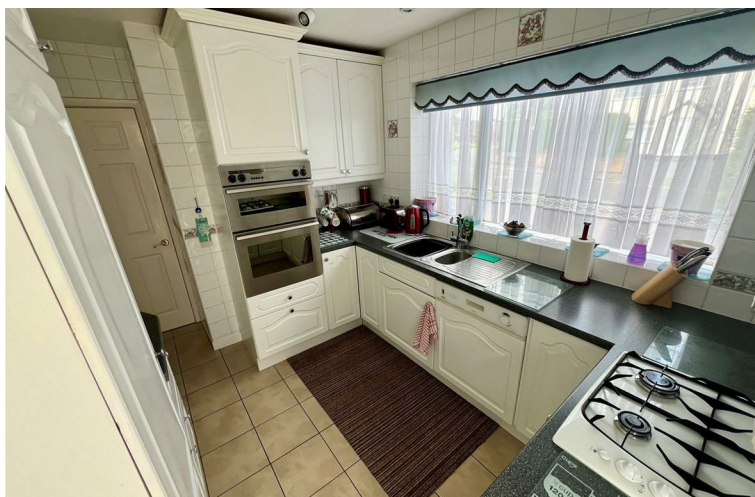
Description

This well maintained double fronted semi-detached house offers excellent family accommodation and is situated on the junction with Pear Tree Crescent.

Yardley Wood Road is in a convenient location for local shops. It is a short walk from the High Street, Solihull Lodge, along which is Peterbrook Junior and Infant School and frequent bus services which provide access to the Maypole where a Sainsbury's supermarket and local shops are sited or, in the other direction to the A34 Stratford Road in the town centre of Shirley, passing by a number of shops and access to Shirley Railway Station from where commuter services operate to Birmingham and beyond.

There is easy access via the Maypole and Hollywood By-Pass to Junction 3 of the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station.

An excellent location therefore for this semi-detached house which sits back from the road behind a lawned foregarden that extends to the side of the property. There is a double width block set driveway that extends to UPVC double glazed double opening doors which opens to the



PORCH ENTRANCE

Having front door opening to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and understairs storage cupboard

GUEST CLOAKS WC

Having UPVC double glazed window to the front, ceiling light point, low level WC and wash hand basin

LOUNGE

18'10" x 12'0" (5.74m x 3.66m)

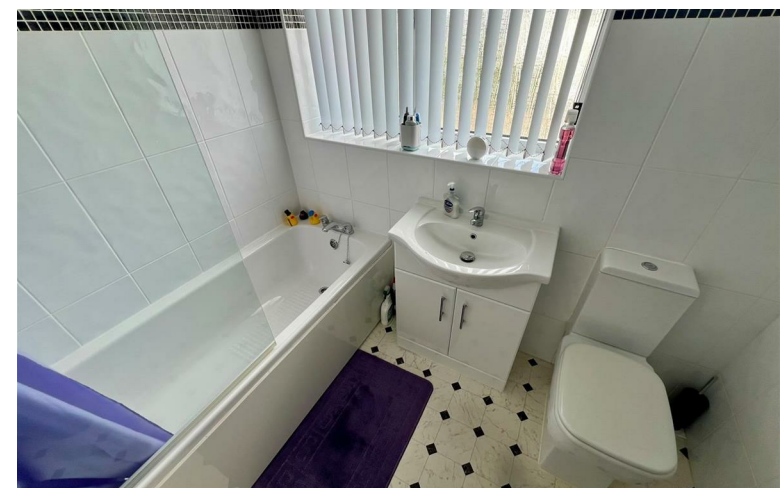


Having UPVC double glazed windows to the front and side, two ceiling light points, two central heating radiators and brick fireplace

DINING ROOM

12'1" x 10'0" (3.68m x 3.05m)

Having sliding double glazed doors to the conservatory, ceiling light point and central heating radiator



TENURE
We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING

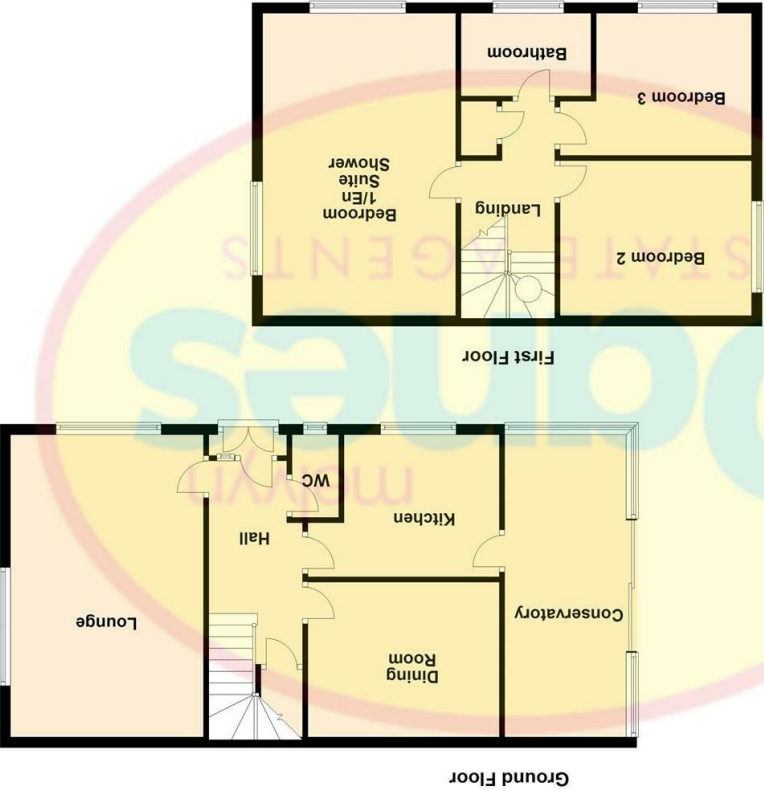
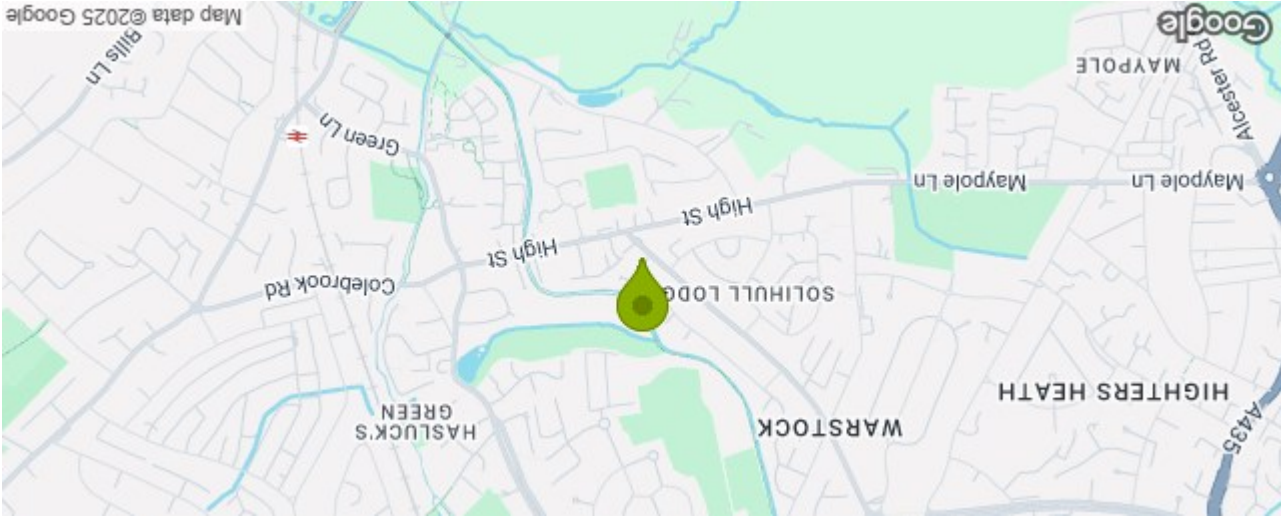
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

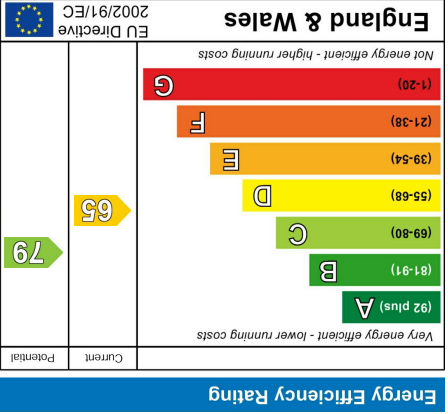
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification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



1350 Yardley Wood Road Shirley Solihull B90 1JT
Council Tax Band: D



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.