



Newborough Road, Shirley

Offers Around £339,950

- PORCH ENTRANCE
- THROUGH LOUNGE DINER
- UTILITY ROOM
- THREE BEDROOMS
- REAR GARAGE & DRIVEWAY
- RECEPTION HALLWAY
- EXTENDED KITCHEN
- GARDEN ROOM
- BATHROOM
- REAR GARDEN

Newborough Road leads from Haslucks Green Road in which is sited local shops, Shirley Railway Station, access to Shirley Park and Haslucks Green Junior School, with Burman Infant School leading from it via Velsheda Road. We are advised that senior schooling for the area is at Light Hall School, although education facilities are subject to confirmation from the Education Department.

A local bus service operates within Newborough Road and a local terminus exists at its junction with Baldwins Lane where there are further local shops. The main shopping area is on the main A34 Stratford Road and also here one will find a thriving business community which extends down onto the Cranmore, Widney and Monkspath Business Parks, and beyond here to the Blythe Valley and Provident Business Parks which straddle the junction with the M42 motorway. A short drive down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area will be found on the main A34 Stratford Road, a little over a mile from the property. Here one will find a wide choice of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Marshall Lake Retail Park, a wide choice of restaurants and hostelrys, access to Shirley Park, and a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks and Blythe Valley Business Park which is situated on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this larger style traditional semi detached property which is set back from the road behind a front garden with pathway access that leads to a double glazed door that opens to the

PORCH ENTRANCE

Having UPVC double glazed windows to the sides and front, central heating radiator and front door opening to the

RECEPTION HALLWAY

Having light release window to the front, two wall light points, staircase rising to the first floor, central heating radiator and understairs storage cupboard



THROUGH LOUNGE DINER **26'4" into bay x 12'7" max (11'10" min) (8.03m into bay x 3.84m max (3.61m min))**

Having UPVC double glazed bay window to the front and double opening UPVC double glazed doors to the rear garden, six wall light points and two central heating radiators



EXTENDED KITCHEN **14'3" max x 15'0" max (4.34m max x 4.57m max)**



Having UPVC double glazed window to the rear, recessed ceiling spotlights and two ceiling light points, two central heating radiators, tiled flooring, wall and base mounted storage units with work surfaces over, sink and drainer and space for a range style oven

GARDEN ROOM **13'9" x 7'6" (4.19m x 2.29m)**

Having sealed unit double glazed windows to the side and rear and double opening doors to the patio, central heating radiator, ceiling light point and tiled flooring

GROUND FLOOR WC

Having recessed ceiling spotlights and low level WC

UTILITY ROOM **15'5" x 6'5" (4.70m x 1.96m)**

Having door to the front, wall mounted boiler, ceiling light point and plumbing for washing machine

FIRST FLOOR LANDING

Having window to the side, ceiling light point and doors off

BEDROOM ONE

14'5" into bay x 12'0" (4.39m into bay x 3.66m)



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

BEDROOM TWO

12'0" x 12'0" (3.66m x 3.66m)

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



BEDROOM THREE

7'8" x 6'9" (2.34m x 2.06m)

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

BATHROOM



Having double glazed windows to the rear and side, ceiling light point, central heating radiator, heated towel rail, panelled bath with electric shower over and glazed screen, pedestal wash hand basin and low level WC

REAR GARDEN



Having paved patio area with planted beds beyond with paved surround and gated access to the side, garden storage area and door opening to the

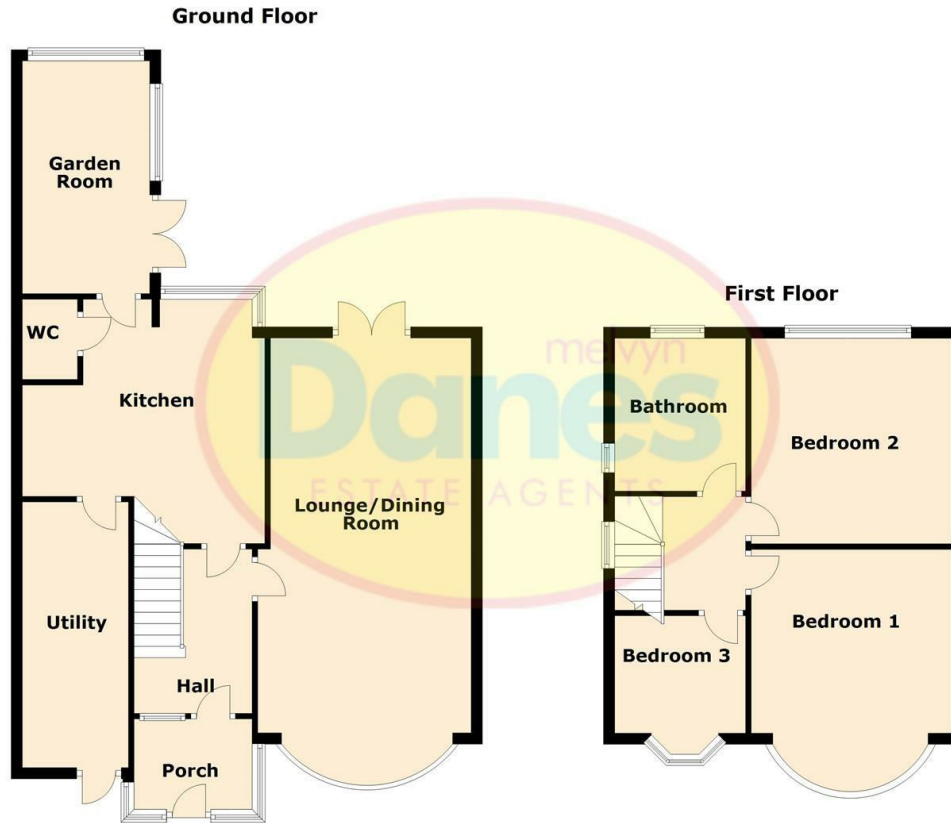
REAR GARAGE & PARKING

17'0" max x 11'0"

Having up and over door to the rear driveway parking, 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 but as yet we have not been able to verify this.

COUNCIL TAX - Band C

VIEWING

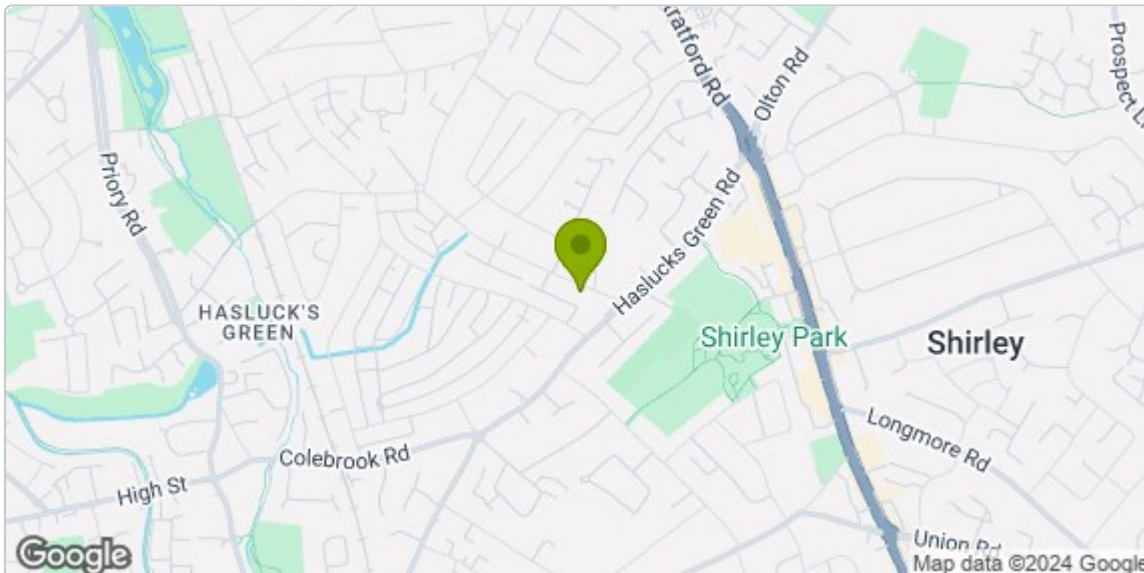
By appointment only please with the Shirley office on 0121 744 2801.

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.



Full Postal Address:
37 Newborough Road Shirley
Solihull B90 2HB

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk