



Grafton Road, Shirley

Offers Around £215,000

- ENTRANCE LOBBY
- DINING AREA
- UTILITY ROOM
- TWO BEDROOMS
- REAR PATIO GARDEN
- LIVING AREA
- MODERN KITCHEN
- CONSERVATORY
- SHOWER ROOM
- NO UPWARD CHAIN

Grafton Road is located off Prince of Wales Lane and links to Greenslade Road which gives access from the High Street in Solihull Lodge. Along Prince of Wales Lane are local shops and along the High Street is Peterbrook Junior and Infant School, whilst we are advised that senior schooling falls within the Light Hall Senior School catchment in Shirley. Education facilities are subject to confirmation from the Education Department.

In Shirley itself one will find an excellent array of shopping facilities, a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks, and the Blythe Valley Business Park, which is on the junction of the M42 motorway, which we would estimate is approximately four miles from the property. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Alternatively one could continue along High Street into Maypole Lane, and up to The Maypole where a new Sainsbury's Superstore and other shopping facilities are available and access to the M42 motorway at Portway via the Hollywood By Pass.

Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham, and Yardley Wood Railway Station is also on the bus route, as is Shirley Railway Station with pedestrian access leading from nearby Colebrook Road.

This traditional terrace house offers potential for anybody considering a loft conversion to make a third bedroom (subject to necessary planning) and sits back from the road behind a paved pathway that leads to a part double glazed front door which opens to the

ENTRANCE LOBBY

Having part glazed door opening to the



LOUNGE DINER 28'0" max x 11'9" max



Having UPVC double glazed bow window to the front, two ceiling light points, two central heating radiators, open access to kitchen, wall light point and open tread turned staircase rising to the first floor accommodation



KITCHEN 11'0" x 6'0" (3.35m x 1.83m)



Having UPVC double glazed window to the rear, recessed ceiling spotlights, open access to the rear lobby and being

fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with hob and extractor canopy over, full height appliance space

REAR LOBBY

Having double opening doors to the utility room and UPVC double glazed door opening to the

CONSERVATORY

16'0" max (5'2" min) x 11'6" max (6'5" min)
(4.88m max (1.57m min) x 3.51m max (1.96m min))



Having UPVC double glazed windows and double opening doors to the rear garden, wall light point and tiled flooring

UTILITY ROOM

Having UPVC double glazed window to the side, ceiling light point, heated towel rail, low level WC and plumbing for washing machine with work surface over

LANDING

Having wall light point, loft hatch access and doors opening to two bedrooms and bathroom

BEDROOM ONE

12'3" max x 11'9"



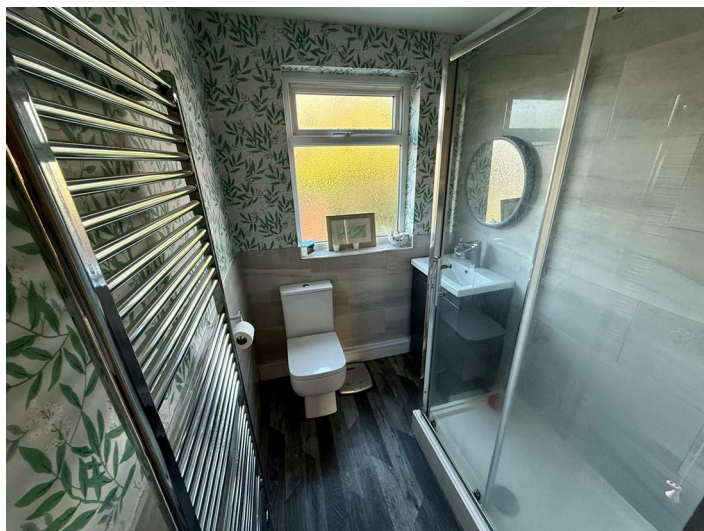
Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobe

BEDROOM TWO

15'9" max x 8'9" max (5'4" min)

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

SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, pedestal wash hand basin, low level WC and glazed shower enclosure

REAR PATIO GARDEN



Being paved for ease of maintenance and garden shed

FRONT GRAVELLED HARDSTANDING

There is a gravel hardstanding to the front of the property that is used by the owners for parking. Owing to it being an old title plan this is not shown on the title register but the vendor has obtained an indemnity policy to protect the usage of this going forward.

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

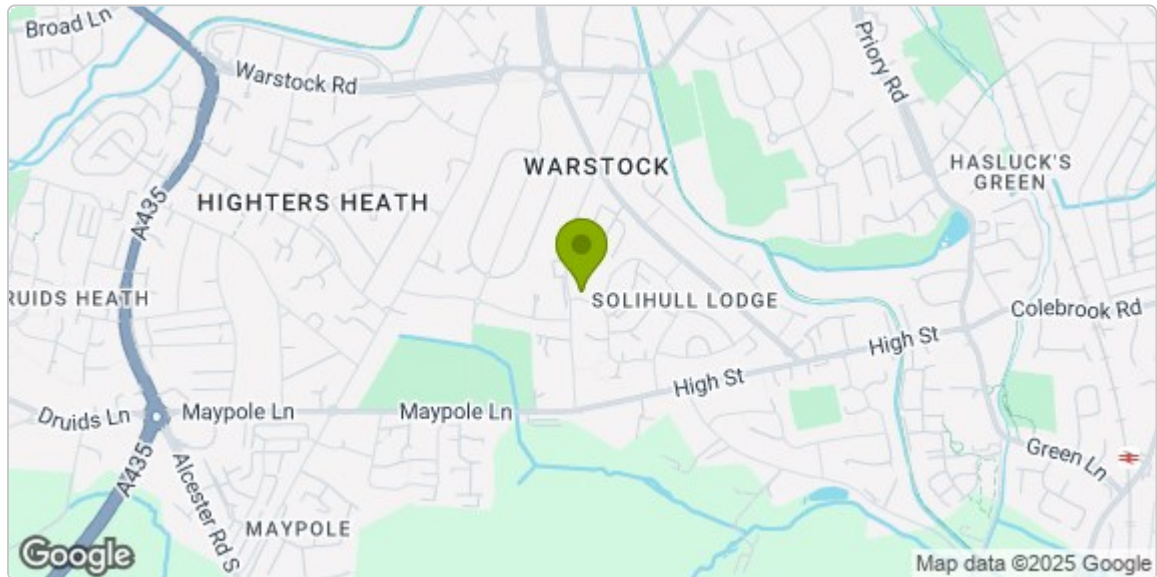
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 21/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 21/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

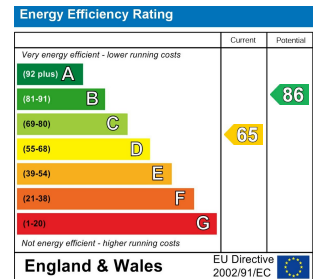
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



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Council Tax Band: B



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