



melvyn
Danes
ESTATE AGENTS

Sansome Road
Shirley
Offers Around £459,950

Description

Sansome Road links Loxley Avenue with Haslucks Green Road, close to Shirley Railway Station where commuter services operate to the City of Birmingham and Stratford upon Avon. At the junction with Sansome Road are a selection of local shops including a convenience store, newsagent and take away providers.

Along Haslucks Green Road at the Colebrook roundabout is Velsheda Road, off which is Burman Infant School, and Haslucks Green Junior School is sited off Haslucks Green Road. We are advised that the property currently falls in Light Hall School catchment area, subject to confirmation from the Education Department.

Frequent bus services operate along the A34 Stratford Road providing access to the City of Birmingham and surrounding areas or to the town centre of Solihull. There is wide choice of shops and hostellers along the A34 in the town centre of Shirley including Asda and the new Park Gate Centre and a selection of superstores sited on the retail park in Marshall Lake Road. There is also a wide choice of business premises both in the town centre and stretching along the A34 to the Cranmore and Monkspath Business Park and Blythe valley Business Park which is sited close to the junction of the A34 and M42 motorway. The M42 provides access, via its junction with the A45, to The National Exhibition Centre, Birmingham International Airport and Station.

An excellent location therefore for this considerably extended and improved semi detached house which is finished to the highest of standards to include quartz worksurfaces, 'oak' internal doors, 'Karndean' flooring and an excellent bathroom with separate tandem shower. The house has been thoughtfully extended to retain a rear access from the garage and offers well proportioned and versatile accommodation that really does need to be viewed to be appreciated situated on a generous plot with a good sized rear garden and driveway parking to the front.



Accommodation

FRONT DRIVEWAY PARKING

LARGE ENTRANCE PORCH

RECEPTION HALLWAY

DUAL ASPECT LOUNGE

18'7" x 12'1" max

SUPERB LIVING & DINING

KITCHEN

25'9" x 17'2"

UTILITY ROOM

7'10" x 5'6"

GROUND FLOOR WC

GALLERIED LANDING

BEDROOM ONE

12'6" x 10'2"

BEDROOM TWO

11'3" x 9'10"

BEDROOM THREE

9'0" x 8'0"

LARGE FAMILY BATHROOM

WIDE SIDE GARAGE

17'5" x 9'11"

DELIGHTFUL REAR GARDEN



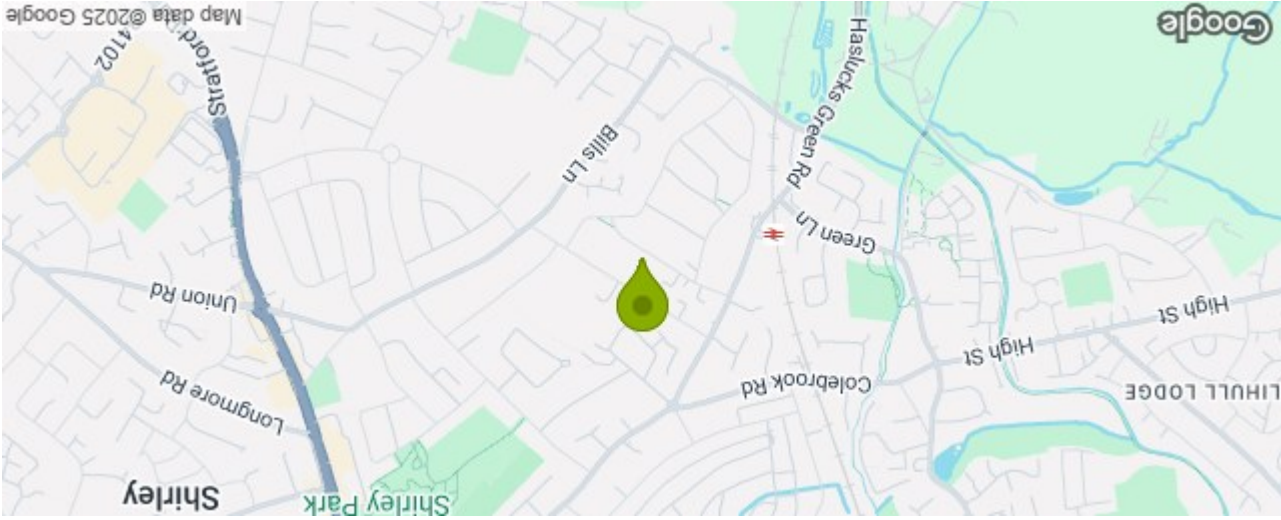
TENURE: We are advised that the property is Freehold.

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.

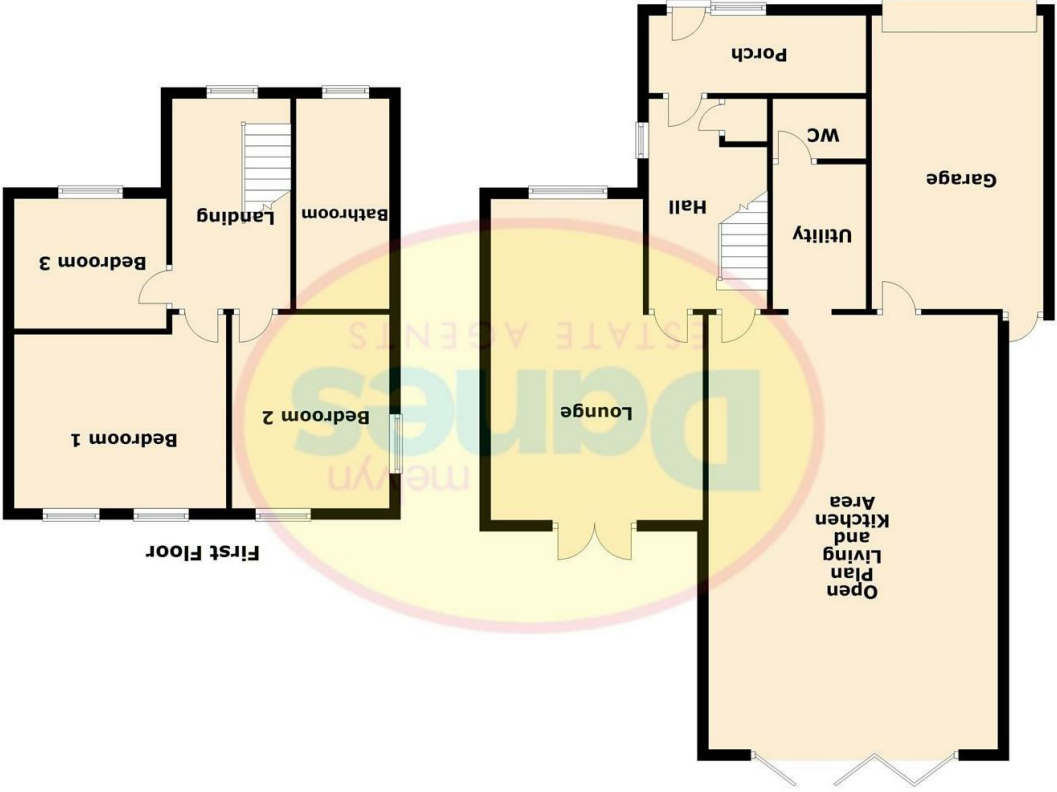
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 19/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 19/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



Ground Floor



67 Sansome Road Shirley Solihull B90 2BP
Council Tax Band: C

Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs	A (92 plus)	74
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
EU Directive 2002/91/EC		
Potential	83	

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.