



melvyn
Danes
ESTATE AGENTS

Hazeloak Road
Shirley
Offers Around £450,000

Description

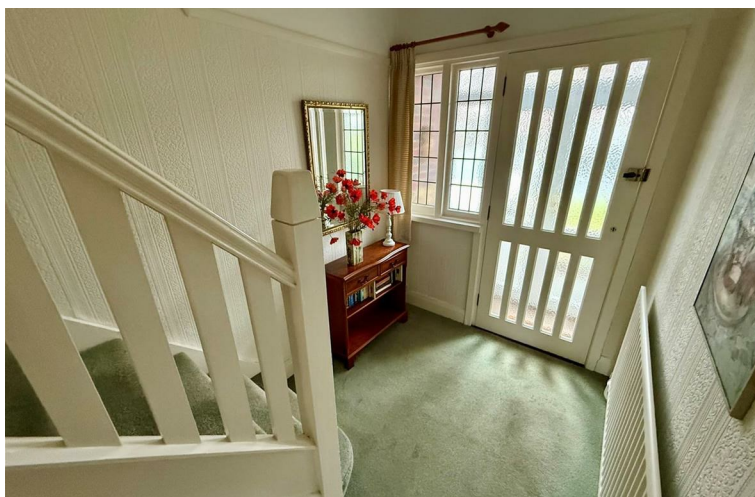
Hazeloak Road is a pleasant suburban street that runs parallel with Bills Lane in the heart of Shirley.

There is easy access from the property to both Woodlands Infant School and Light Hall Senior School, along with further junior and infant schooling in the local area. Our Lady of the Wayside Roman Catholic Junior and Infant School are situated on the main Stratford Road at the opposite end of the Shirley shopping centre. Education facilities are subject to confirmation from the Education Department.

There is a thriving business community in the Shirley area which extends down onto the Cranmore, Widney and Monkspath Business Parks, and the Blythe Valley Business Park which sits 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.

On the main A34 Stratford Road one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the nearby Retail Park. There are local bus services in Bills Lane and Shirley Railway Station is nearby, offering commuter services to Stratford upon Avon and Birmingham.

An ideal location therefore for this larger style semi detached house which has been in the same family ownership since 1966 and as such while the house has been extended and maintained throughout there ownership the property retains many original features including picture rails, staircase and higher ceiling height. The house occupies a generous plot with off road parking, a garage and good sized rear garden and really does need to be viewed to appreciate the accommodation on offer.



Accommodation

FRONT DRIVEWAY

LAWNED FOREGARDEN

PORCH ENTRANCE

WELCOMING RECEPTION HALLWAY

LOUNGE

15'0" into bay x 12'4" (4.57m into bay x 3.76m)

DINING ROOM

12'4" x 11'5" (3.76m x 3.48m)

BREAKFAST KITCHEN

12'0" max x 10'0" max (3.66m max x 3.05m max)

UTILITY ROOM

12'0" x 4'6" (3.66m x 1.37m)

FIRST FLOOR LANDING

BEDROOM ONE

12'5" x 11'6" (3.78m x 3.51m)

BEDROOM TWO

12'0" x 11'6" (3.66m x 3.51m)

BEDROOM THREE

12'0" x 7'8" (3.66m x 2.34m)

BEDROOM FOUR

6'10" x 6'9" (2.08m x 2.06m)

BATHROOM WITH SHOWER

10'0" x 6'0" (3.05m x 1.83m)

SEPARATE WC

SOUTH FACING REAR GARDEN

SINGLE INTEGRAL GARAGE

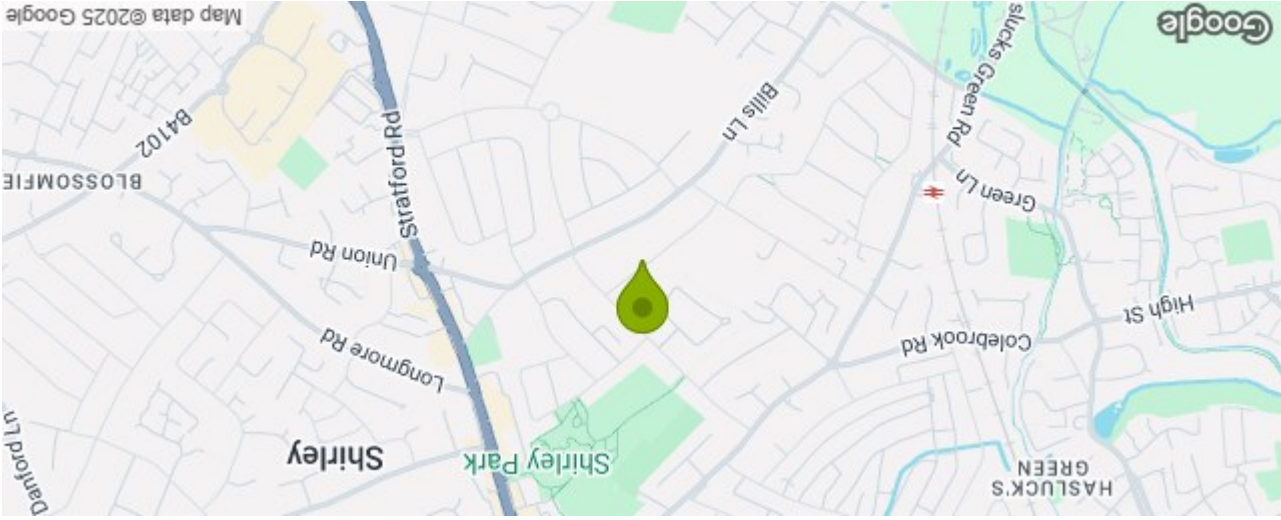


TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 22 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 21/02/2025. Actual service availability at the property or speeds received may be different.

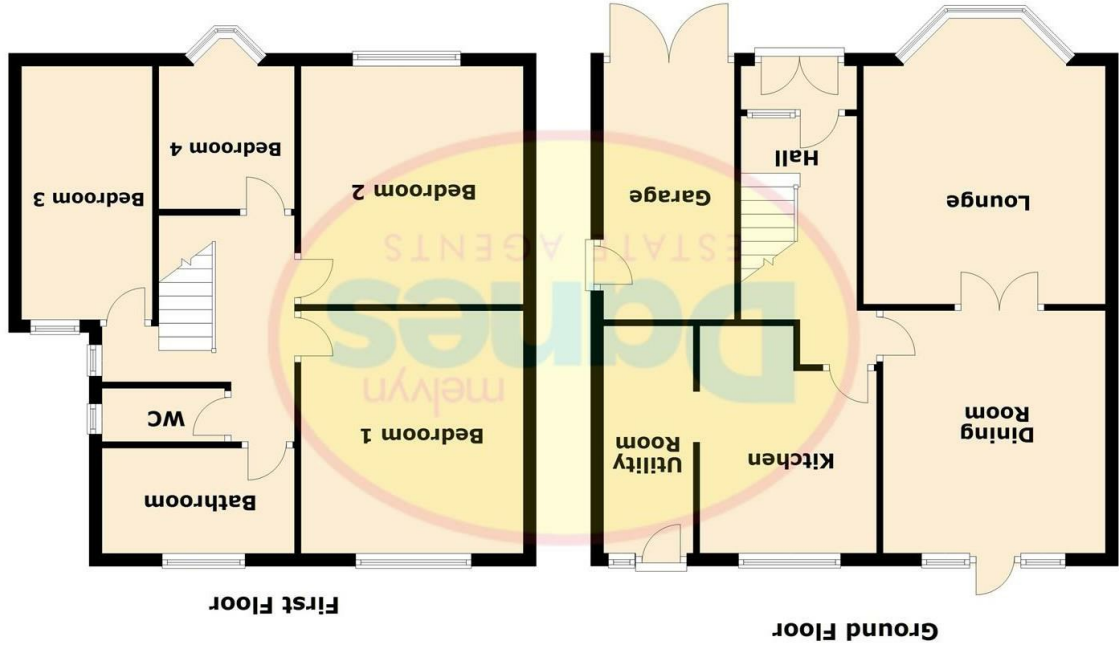
MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 21/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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



44 Hazeloak Road Shirley Solihull B90 2AY
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
	64	86
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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.