



melvyn
Danes
ESTATE AGENTS



melvyn
Danes
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FOR SALE

Falstaff Road

Shirley

Offers Around £375,000

Description

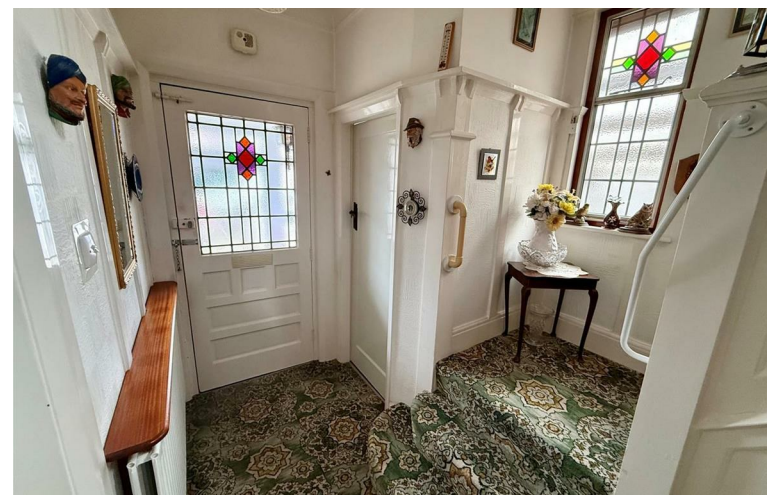
Falstaff Road is located on the sought after Shakespeare Manor Development, which is conveniently positioned for the amenities of Shirley and the surrounding areas.

On the edge of Shirley Park is St James's infant and junior school; part of the Tudor Grange academy which is of particular renown. The property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Woodlands Infant School and junior schooling is at Shirley Heath School just off Stratford Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosteleries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and Leisure Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this superb traditional art deco style semi detached house which retains many original features and offers scope for updating and extensions (subject to planning permission) and really does need to be viewed to be appreciated.



Accommodation

PORCH ENTRANCE

**WELCOMING RECEPTION
HALLWAY**

CLOAKS STORAGE CUPBOARD

DINING ROOM

11'10" x 11'8" (3.61m x 3.56m)

LOUNGE

14'0" x 11'0" (4.27m x 3.35m)

KITCHEN

10'3" x 8'4" (3.12m x 2.54m)

COVERED SIDE ACCESS

FIRST FLOOR LANDING

BEDROOM ONE

14'2" x 11'9" (4.32m x 3.58m)

BEDROOM TWO

12'0" x 11'0" (3.66m x 3.35m)

BEDROOM THREE

8'1" x 7'3" (2.46m x 2.21m)

BATHROOM

SEPARATE WC

REAR GARDEN

DETACHED WORKSHOP

FRONT DRIVEWAY

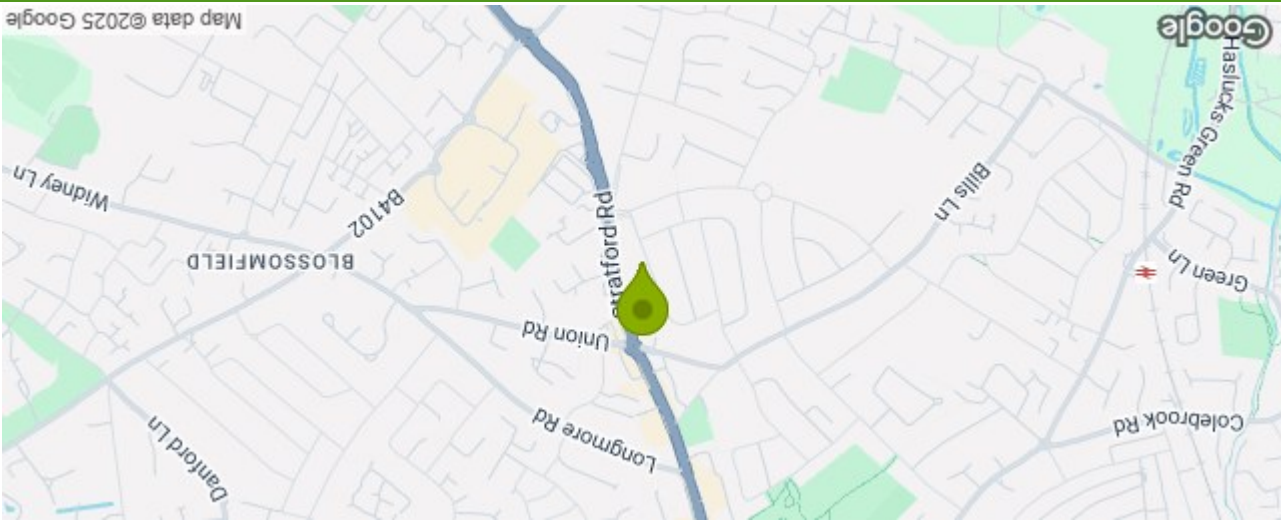


TENURE: We are advised that the property is Freehold

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 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/03/2025. 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 14/03/2025). 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



73 Falstaff Road Shirley Solihull B90 2AG
Council Tax Band: D

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC	Very energy efficient - lower running costs	A (81-91)
	Not energy efficient - higher running costs	G (1-20)
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.		
Current		
Potential		
86		
62		