



**melvyn
Danes**
ESTATE AGENTS

Hurdis Road

Shirley

Offers Around £335,000

Description

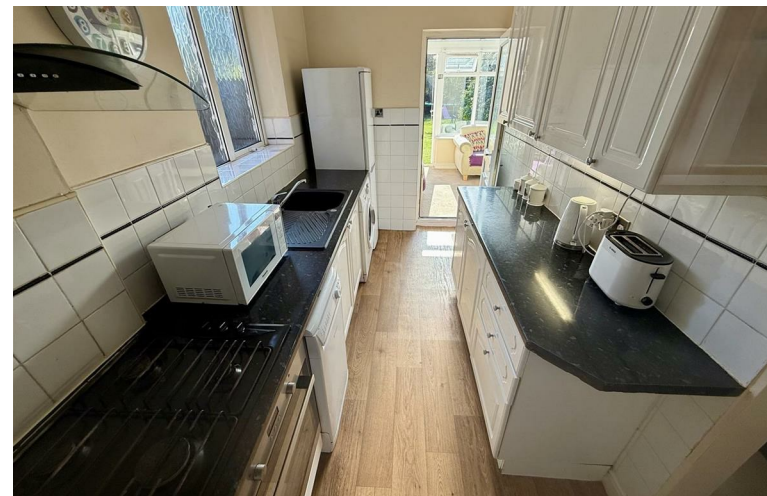
Hurdis Road conveniently links Bills Lane with Haslucks Green Road. Through the park entrance on Hurdis Road which is further along the road, one can walk through directly into Shirley town centre and right into the centre of the vibrant 'Heart of Shirley' development.

Schooling for Shirley is of particular renown and the property falls within the immediate catchment of Burman Infant School in Velsheda Road, whilst Junior Schooling is at Haslucks Green Junior School in Haslucks Green Road. Also nearby, on Halifax Road you will find St James's School which is part of the Tudor Grange Academy. The nearby secondary school is Lighthall School which is located on Hathaway Road, 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 hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town 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 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 excellent location therefore for this well proportioned semi detached house which enjoys a delightful West facing rear garden which attracts the afternoon sun; a good sized third bedroom and driveway parking to the front. The property benefits from a good sized conservatory to the rear which enhances the ground floor living space and should ideally be viewed to be appreciated.



FRONT BLOCK SET DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

DINING ROOM

14'5" into bay x 11'4" max (4.39m into bay x 3.45m max)

LOUNGE

12'5" x 10'5" max (3.78m x 3.18m max)

CONSERVATORY

15'11" x 9'4" (4.85m x 2.84m)

KITCHEN

12'5" x 6'3" (3.78m x 1.91m)

LANDING

BEDROOM ONE

12'4" x 11'4" (3.76m x 3.45m)

BEDROOM TWO

12'5" x 10'4" (3.78m x 3.15m)

BEDROOM THREE

8'6" x 6'7" (2.59m x 2.01m)

BATHROOM

WEST FACING REAR GARDEN

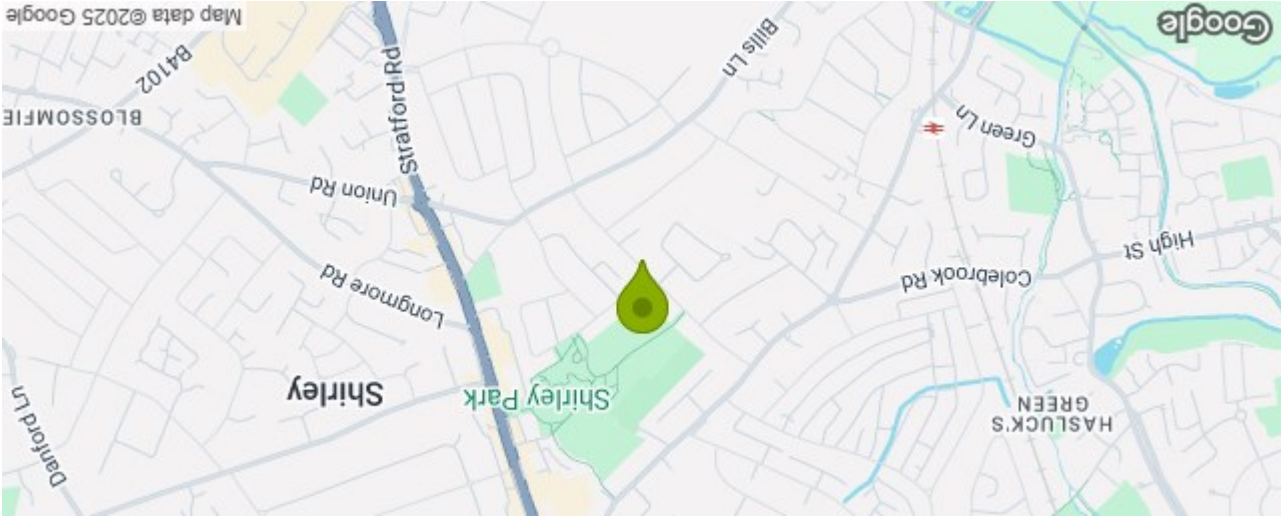


TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 17 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 27/03/2025. 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 27/03/2025). 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 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.



55 Hurdis Road Shirley Solihull B90 2DW
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	66	85

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.

