



melvyn
Danes
ESTATE AGENTS

Aqueduct Road

Shirley

Offers Over £385,000

Description

This extended link detached family home offers most versatile accommodation that really must be viewed to appreciate the space offered and indeed its most individual nature. Conveniently situated for many local amenities in the area including Shirley railway station which offers commuter services on the Birmingham to Stratford-upon-Avon line, there are local shops sited in Colebrook Road and Haslucks Green Road. Local bus services operate in the area providing access to the City of Birmingham, Solihull Town centre and surrounding areas.

We are advised that the property is situated within the Light Hall Senior School catchment, and is conveniently situated for Mill Lodge Junior and Infant School located nearby in Aqueduct Road. Also available in the area are Burman Infant School and Haslucks Green Junior School. On the main Stratford Road will also be found Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School. Education facilities are subject to confirmation from the Education Department.

Along the A34 Stratford Road is an excellent choice of shops including the new Parkgate Shopping centre including Asda which are augmented by the Superstores sited on the Retail Park in Marshall Lake Road. There is a thriving business community in Shirley which extends south down the A34 to the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to the Blythe Valley Business Park which is sited on the junction of the M42 motorway. A journey down the motorway will bring you to the junction with the A45, close to which are the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this extended link detached property which is set back from the roadside behind a deep front driveway with detached garage and carport (previously had planning permission to be made into an annexe, planning consent has now lapsed), superb family living space and fantastic size, well presented rear garden.



PORCH

HALLWAY

DINING ROOM

16'3" x 7'0" (4.95m x 2.13m)

KITCHEN

15'8" x 6'11" (4.78m x 2.11m)

LOUNGE

11'7" x 17'2" (3.53m x 5.23m)

ORANGERY

9'4" x 15'4" (2.84m x 4.67m)

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE

11'7" x 10'2" (3.53m x 3.10m)

BEDROOM TWO

11'7" x 6'8" (3.53m x 2.03m)

BEDROOM THREE

8'4" x 10'11" max (2.54m x 3.33m max)

FAMILY BATHROOM

DETACHED DOUBLE GARAGE

16'10" x 12'9" (5.13m x 3.89m)

CAR PORT

DELIGHTFUL REAR GARDEN



TENURE: We are advised that the property is Freehold.

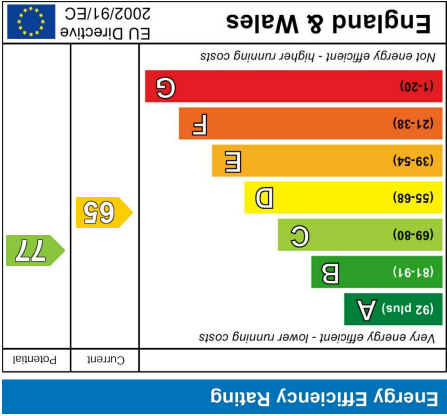
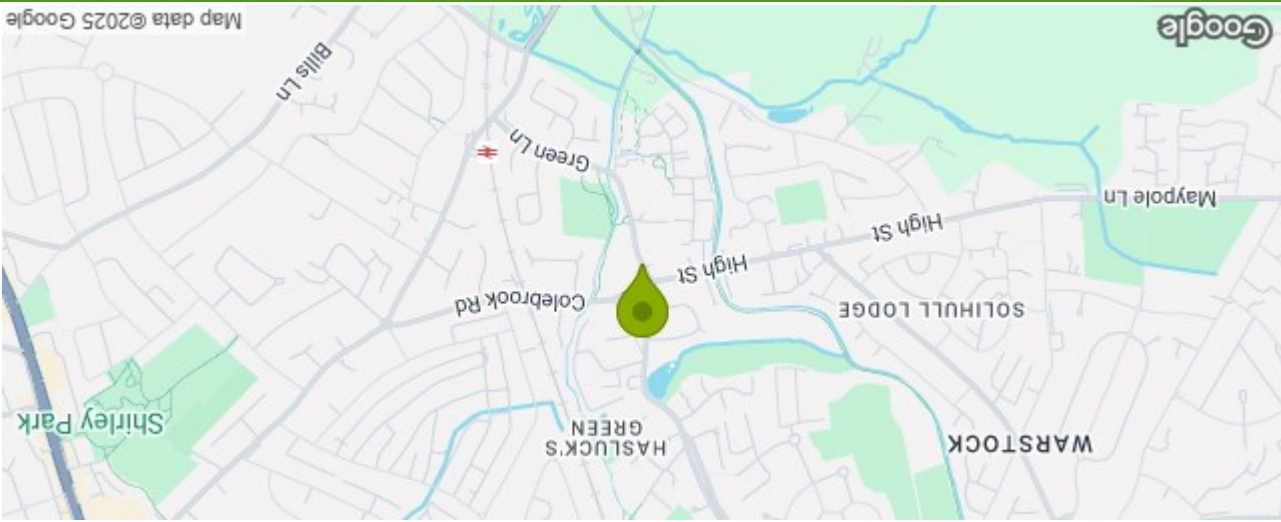
BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 24/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 24/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

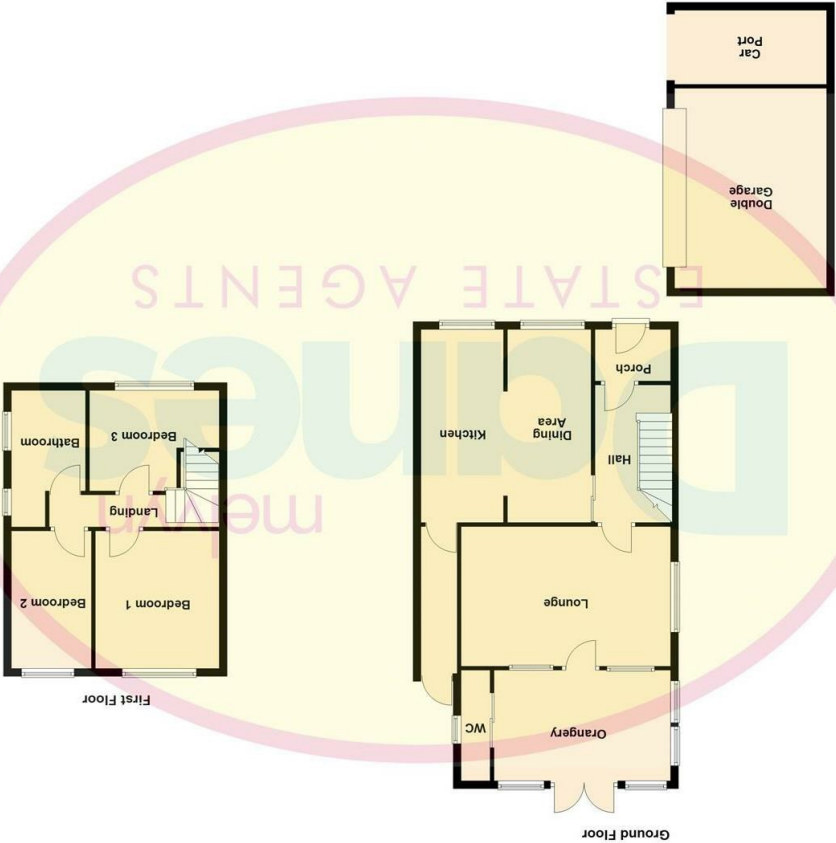
VIEWING: By appointment only with the office on the number below.

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 services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail to adequately confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



9 Aqueduct Road Shirley Solihull B90 1BT
Council Tax Band: D



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.