



**melvyn**  
**Danes**  
ESTATE AGENTS

**Regan Avenue**

**Shirley**

**Offers Around £599,950**



# Description

Regan Avenue is located off Shakespeare Drive and is a most sought after road forming part of the much requested Shakespeare Manor Estate located within the suburb of Shirley. The estate itself was developed through the 1930's to the 1960's and contains a variety of family houses and bungalows set within generous plots. Regan Avenue is a cul-de-sac of around 22 houses and bungalows and at the end of the road is access to Bills Woods and this particular property was built some 25 years after the original cul-de-sac and occupies a good sized plot adjacent to Bills Woods.

We are advised that the property is situated within the catchment area of nearby Light Hall School which can be found in nearby Hathaway Road. Infant Schooling is catered for by Woodlands Infant School whilst Junior Schooling is at Shirley Heath School just off the 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 hostelrys 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 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.

A superb position therefore for this extended detached house which has a wide block paved driveway providing parking for numerous vehicles. There is versatile living accommodation which would benefit from some updating in part but really lends itself to a family looking for a long term home to develop and personalise to their own tastes. The plot itself offers enormous potential for further extensions (subject to necessary planning permissions) but already offers well proportioned accommodation throughout that really does need to be seen to be appreciated.





# Accommodation

**WIDE BLOCK SET DRIVEWAY**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**LOUNGE**

18'5" x 14'0" max (9'9" min)

**CONSERVATORY**

11'7" max x 10'3" max

**DINING ROOM**

14'0" x 9'9"

**STUDY/FAMILY ROOM**

16'0" x 7'3"

**BREAKFAST ROOM**

13'8" x 10'10"

**UTILITY ROOM**

10'0" x 5'4"

**GALLERIED LANDING**

**BEDROOM ONE**

13'8" x 12'0" overall

**EN SUITE SHOWER ROOM**

**BEDROOM TWO**

12'4" x 9'9"

**DRESSING AREA**

8'0" x 5'0"

**EN SUITE SHOWER ROOM**

**BEDROOM THREE**

14'0" max x 9'9"

**BEDROOM FOUR**

7'6" x 6'5"

**FAMILY BATHROOM**

**DELIGHTFUL REAR GARDEN**

**SIDE DOUBLE GARAGE**

19'3" x 18'7"







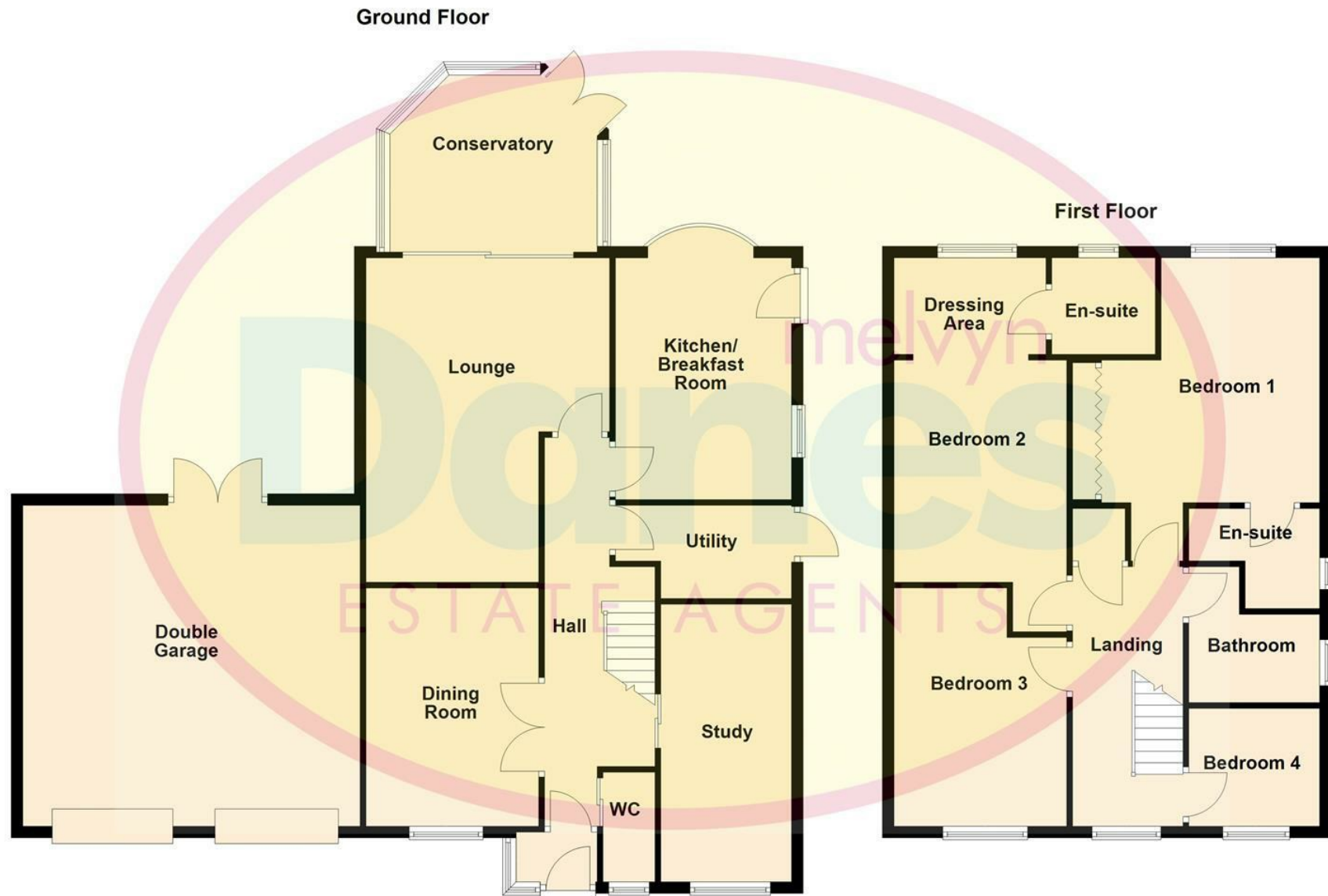












Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 9 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 25/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 25/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

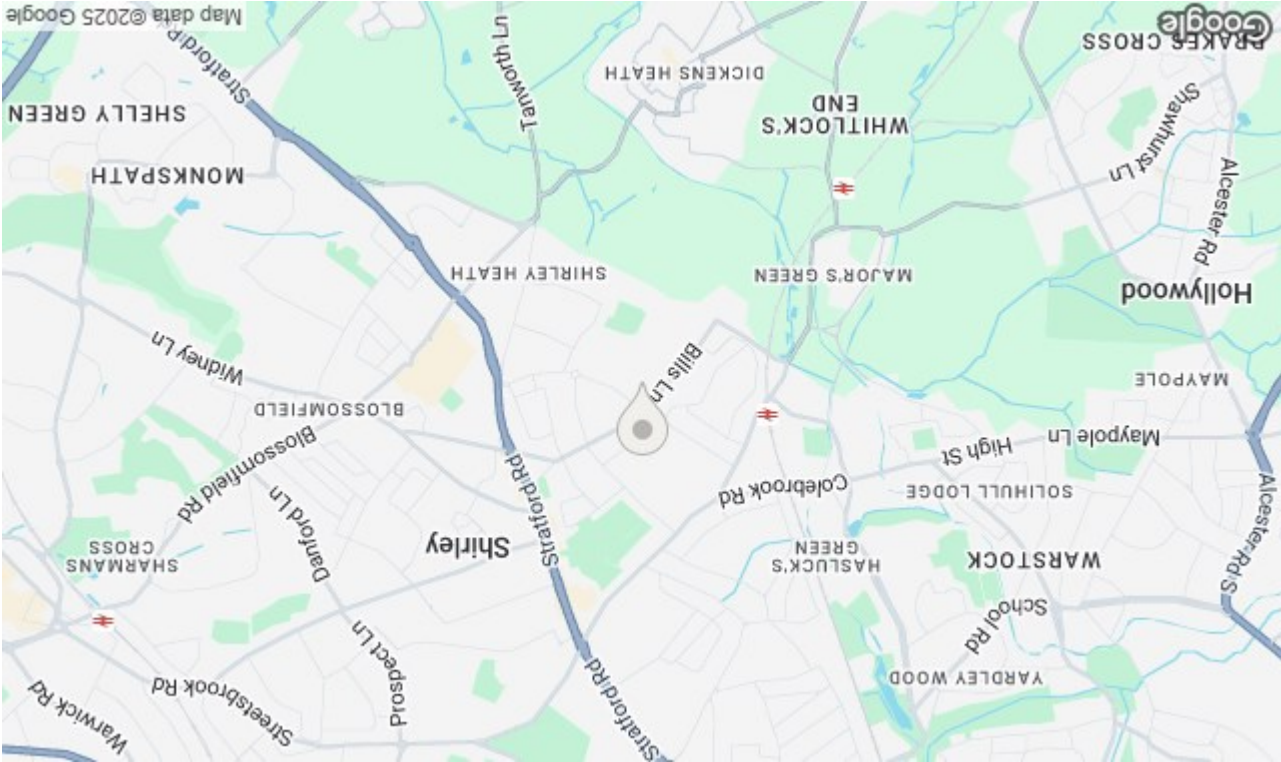
VIEWING: By appointment only with the office on the number below.

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 vendors and 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 adequately to 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

AGENTS NOTE: The property was subject to an insurance claim owing to subsidence in the old double garage which was rebuilt approx 5 years ago and has the benefit of pile driven foundations which are more in line with the depth of those of the original house. The vendor can supply further information regarding this to any interested party.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



## 22 Regan Avenue Shirley Solihull B90 2PD Council Tax Band: E

