

melvyn  
**Danes**  
ESTATE AGENTS



Berkeley Road

Shirley

Asking Price £280,000



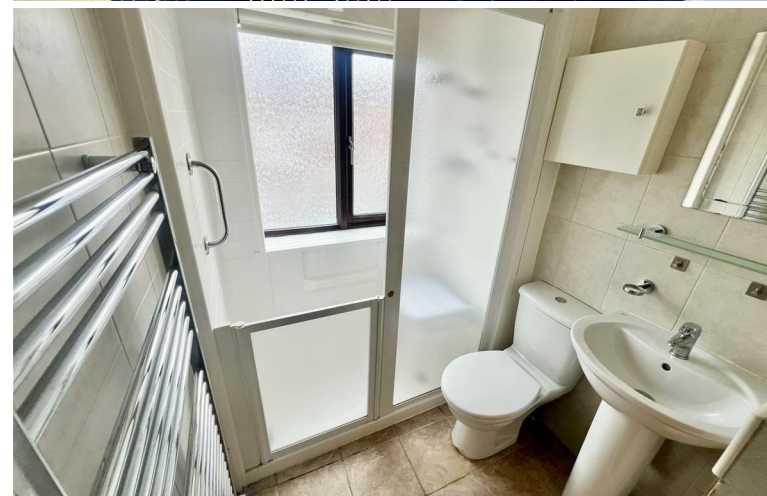
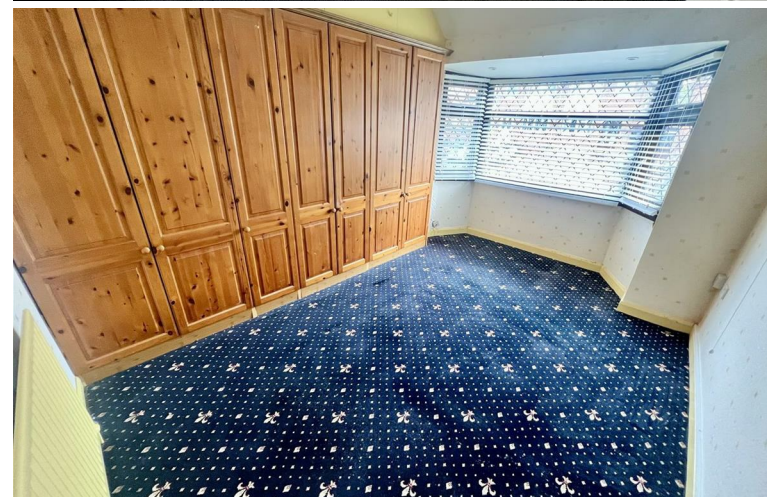
## Description

Berkeley Road is typical of the 1930's suburban streets of Shirley, along its length are similar bay fronted properties. Situated along nearby Haslucks Green Road is a small parade of local shops and Haslucks Green Junior School. Velsheda Road leads off Haslucks Green Road and provides access to Burman Infant School. We are advised that senior schooling is catered for at Light Hall School, and Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School is on the nearby A34 Stratford Road. Education facilities are subject to confirmation from the Education Department.

On the Stratford Road one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and superstores on the Retail Park. Also along the A34 is the community centre, a wide choice of restaurants and hostleries and access to Shirley Park, which can also be accessed from Haslucks Green Road.

Shirley Railway Station is sited off Haslucks Green Road and offers commuter services between Stratford upon Avon and Birmingham. Frequent bus services operate within Haslucks Green Road and along the Stratford Road taking one into the city centre of Birmingham and its outlying suburbs or into nearby Solihull.

An ideal location for this traditional semi-detached property which is in need of some cosmetic updating but offers potential for the new owners to put their own mark on the house which benefits from a larger third bedroom, front driveway and side garage.





**FRONT DRIVEWAY**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**LOUNGE AREA**

13'4" into bay x 10'3" (4.06m into bay  
x 3.12m)

**DINING AREA**

10'11" x 10'6" (3.33m x 3.20m)

**KITCHEN**

7'8" x 7'4" (2.34m x 2.24m)

**SIDE UTILITY ROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'4" into bay x 10'3" (4.06m into bay  
x 3.12m)

**BEDROOM TWO**

11'0" x 10'6" (3.35m x 3.20m)

**BEDROOM THREE**

7'8" x 7'4" (2.34m x 2.24m)

**SHOWER ROOM**

**SIDE GARAGE**

23'10" x 8'2" (7.26m x 2.49m)

**REAR GARDEN**

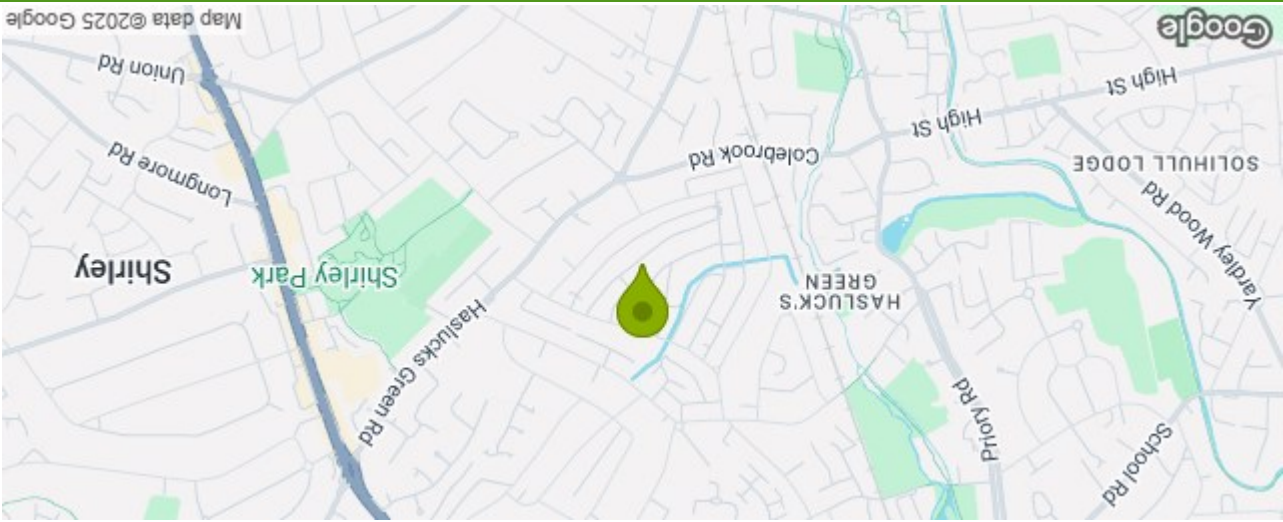


TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 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 14/08/2025. Actual service availability at the property or speeds received may be different.

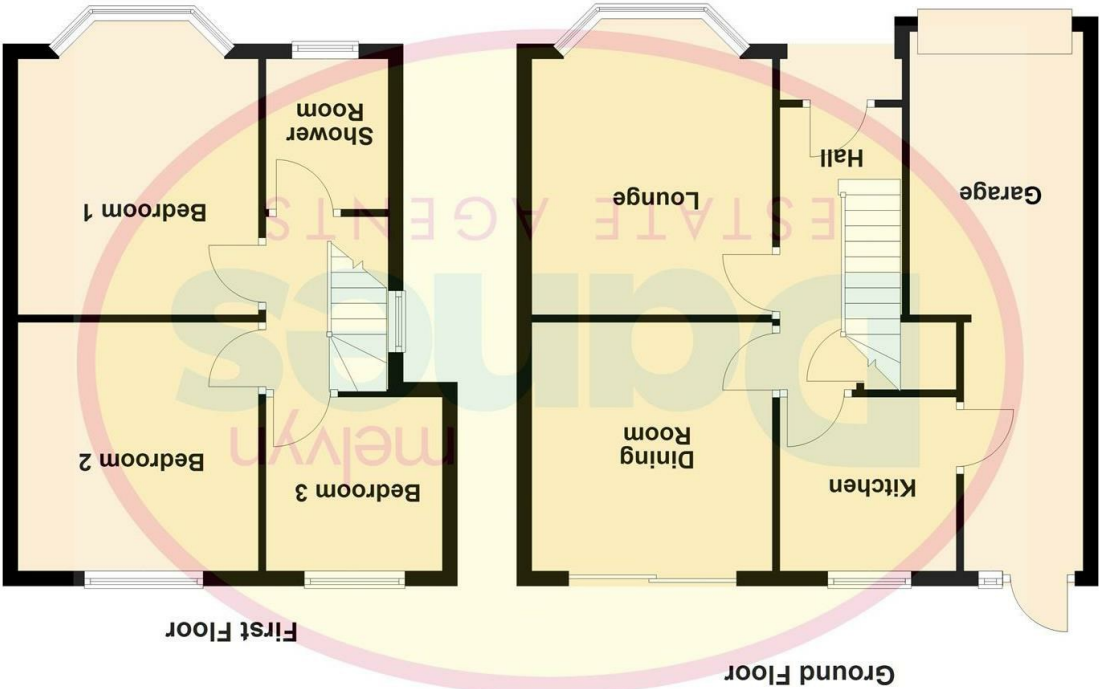
MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 14/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network 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



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

52 Berkeley Road Shirley Solihull B90 2HT  
Council Tax Band: C



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.