



Velsheda Road, Shirley Solihull B90 2JN



welcome to

Velsheda Road, Shirley Solihull

Spacious five-bedroom semi-detached home on Velsheda Road, Shirley, offering excellent potential for modernisation. Features include a driveway, two reception rooms, open-plan kitchen/dining area, conservatory, lean-to with WC, and a private rear garden. Close to schools, shops, and transport links.

Agent Note

The Council Tax Band is E.

Entrance Hall

Laminate flooring, stairs, access to reception room.

Cloakroom

Wc and wash hand basin.

Living Room

14' 11" Including Bay x 11' 3" (4.55m Including Bay x 3.43m)
Double glazed bay window to front, carpet and central heating radiator.

Dining Room

Laminate flooring, central heating radiator and sliding door to conservatory.

Kitchen Diner

12' 2" Max x 17' 4" (3.71m Max x 5.28m)
L shape fitted kitchen with a range of wall and base units with work surfaces over, electric oven and hob, tiled flooring and side door to utility.

Utility Room

7' 3" x 11' 7" (2.21m x 3.53m)
Double glazed window to rear, sink, space for washing machine, dryer and fridge/freezer and tiled flooring.

Conservatory

8' 7" x 8' 10" (2.62m x 2.69m)
Door to rear garden, tiled flooring and central heating radiator.

Landing

Stairs ascend from the hallway leading to five bedrooms and family bathroom, loft access and

carpet.

Bedroom 2

12' 9" Max x 11' 9" (3.89m Max x 3.58m)
Double glazed window to front, laminate wooden flooring, built in wardrobes and central heating radiator.

Sitting Room

17' 2" x 11' 8" (5.23m x 3.56m)
Double glazed window to front, carpet and central heating radiator.

Bedroom 1

11' 7" x 10' 11" (3.53m x 3.33m)
Double glazed window to rear, carpet and central heating radiator.

Bedroom 4

7' 1" Max x 11' 7" (2.16m Max x 3.53m)
Double glazed window to front, carpet and central heating radiator.

Bedroom 5

6' 3" x 11' 8" (1.91m x 3.56m)
Double glazed window to rear, laminate wooden flooring and central heating radiator.

Bedroom 3

8' 5" x 7' 2" (2.57m x 2.18m)
Double glazed window to front, carpet and central heating radiator.

Bathroom

Bath with mixer taps and shower over, wc, wash hand basin, double glazed window to rear, full height tiling, vinyl flooring and heated towel rail.

Rear Garden



Fully paved, low maintenance.

Leanto & Garage Conversion

20' 6" x 14' 5" (6.25m x 4.39m)

L shape wc. and door to front.



view this property online shipways.co.uk/Property/SLY112024



welcome to

Velsheda Road, Shirley Solihull

- Five-bedroom
- Semi-detached
- Driveway and porch entrance
- Open-plan hallway and living room
- Two reception Rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over
£340,000



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/SLY112024



Property Ref:
SLY112024 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk