

Marshall Lake Road

Shirley

Offers Around £415,000

Description

Marshall Lake Road links Stratford Road with Blossomfield Road which provides a main artery link road between Shirley and Solihull Town Centres.

We are advised that the property is situated within the catchment area for Alderbrook School with infant being at Cranmore School and Junior at Widney. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. 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 hostelries and there are frequent bus services running along the road 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.

Along Marshall Lake Road is 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 ideal location therefore for this traditional semi detached house which is in need of updating but offers tremendous scope for extension and improvement (subject to planning permission) and is being sold with no upward sale chain.













Accommodation

FRONT DRIVEWAY PARKING

RECEPTION HALLWAY

CLOAKROOM

DINING ROOM
16'5" into bay x 10'7" (5.00m into bay x 3.23m)

LOUNGE
15'1" into bay x 11'6" (4.60m into bay x 3.51m)

KITCHEN
15'9" max x 8'0" (4.80m max x 2.44m)

SIDE PASSAGEWAY

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE
16'9" into bay x 10'7" (5.11m into bay x 3.23m)

BEDROOM TWO
15'2" into bay x 11'6" (4.62m into bay x 3.51m)

BEDROOM THREE
11'0" x 9'3" (3.35m x 2.82m)

BEDROOM FOUR
8'10" x 8'8" (2.69m x 2.64m)

BATHROOM

SEPARATE WC

SINGLE INTEGRAL GARAGE
15'5" x 7'7" (4.70m x 2.31m)

REAR GARDEN













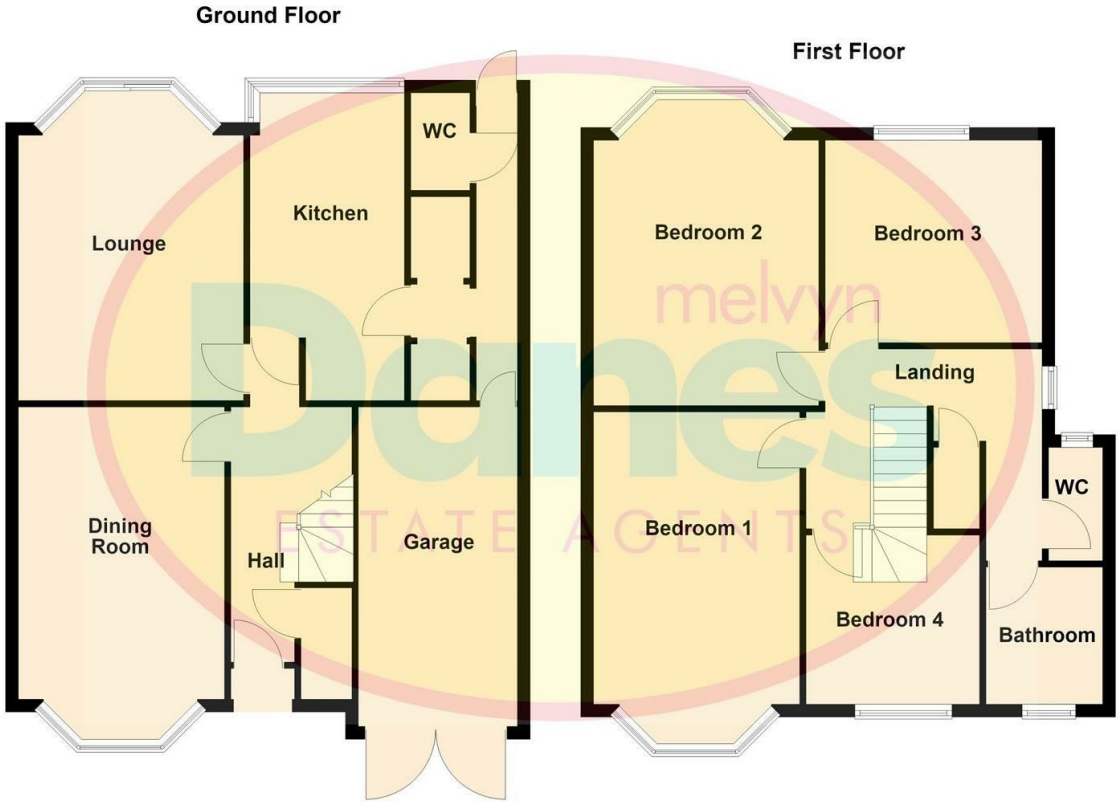
TENURE: We are advised that the property is Freehold.

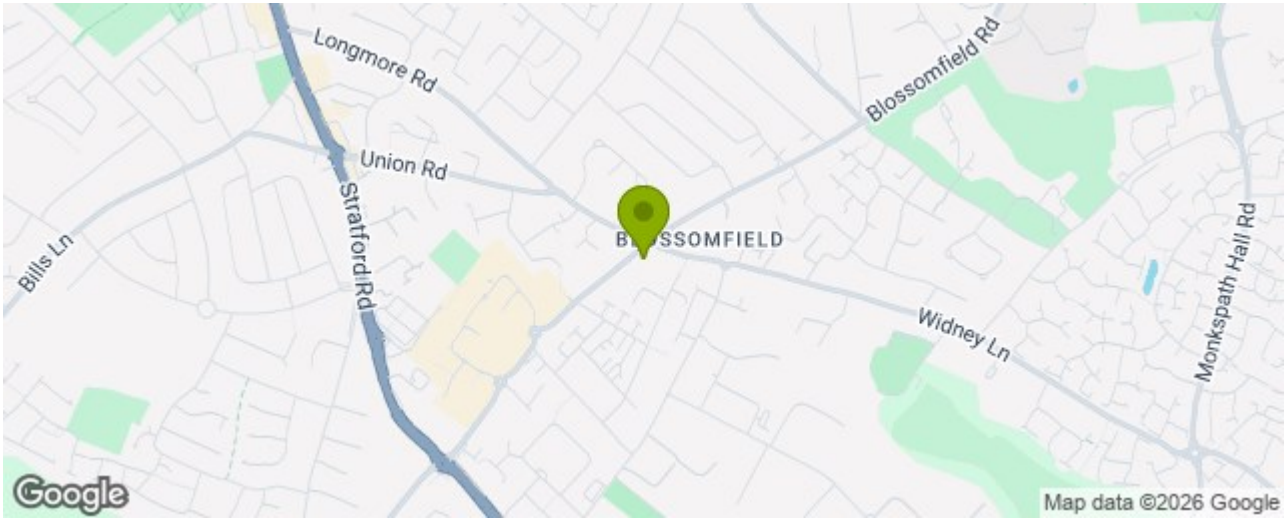
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 08/10/2026 we understand that the standard broadband download speed at the property is around 10 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

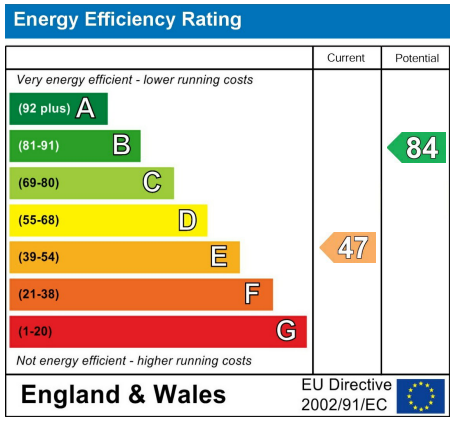
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.





204 Marshall Lake Road Shirley Solihull B90 4RH
Council Tax Band: E



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.

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk