

DM&Co.
SALES & LETTINGS

49 Union Road
Shirley B90 3BU

Well-Presented Three-Bedroom End-Terraced Home Within Walking Distance Of Shirley High Street & Sears Retail Park. Available Early November On An Unfurnished Basis!







DETAILS

This well-presented three-bedroom end-terraced home offers spacious and well-proportioned accommodation throughout, ideally located within walking distance of Shirley High Street and Sears Retail Park. Available from the beginning of November on an unfurnished basis.

Upon entering the property, an entrance hallway provides access to a spacious living room featuring a wall-mounted gas fireplace, creating a cosy focal point. Stairs rise from the hallway to the first-floor accommodation.

To the rear, the generously sized kitchen/diner benefits from floor-to-ceiling windows, allowing plenty of natural light into the space. The kitchen comes complete with a range of appliances, including a fridge/freezer, dishwasher, washing machine, gas hob and oven.

To the first floor are three good-sized double bedrooms, complemented by a four-piece family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking for approximately two to three vehicles. The rear garden features a generous patio area alongside a lawn, offering an ideal setting for outdoor dining and entertaining during the warmer months.

A particular feature of the garden is the detached annexe positioned at the rear, complete with a kitchenette and power sockets. This versatile additional space would be ideal for use as a home office, gym or playroom, providing flexibility to suit a variety of needs.

Council Tax: Solihull Council – Band C.








LOCATION

Ideally positioned in the heart of Shirley, the property is within easy walking distance of Shirley High Street, offering a fantastic selection of shops, supermarkets, cafés, restaurants and everyday amenities. Sears Retail Park is also nearby, providing further shopping opportunities. The location benefits from excellent transport links, with regular bus services to Solihull and Birmingham City Centre, while Shirley Train Station is also within easy reach. A choice of local schools and nearby parks adds to the appeal, making this a convenient location for families and working professionals alike.

MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -
EE - 88%
Vodafone - 80%
3 - 85%
O2 - 76%

Broadband Availability -
Openreach, CityFibre, Virgin Media

Broadband Type
Standard 13 Mbps (Highest available download speed) 1 Mbps (Highest available upload speed)
Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
Ultrafast 5500 Mbps (Highest available download speed) 5500 Mbps (Highest available upload speed)

Low Flood Risk

Agents Note: Whilst every care has been taken to prepare these salesparticulars, they are for guidance purposes only. All measurements areapproximate are for general guidance purposes only and whilst every carehas been taken to ensure their accuracy, they should not be relied upon andpotential buyers are advised to recheck the measurements

FEATURES

- Well-Presented Three-Bedroom End-Terraced Home
- Three Good-Sized Double Bedrooms
- Spacious Living Room With Gas Fireplace
- Generous Kitchen/Diner With Appliances
- Detached Garden Annexe
- Driveway Parking For 2-3 Vehicles
- Walking Distance To Shirley High Street & Sears Retail Park
- Holding Deposit - £357.00
- Security Deposit - £1788.46
- Available Early November On An Unfurnished Basis

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

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