



**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.



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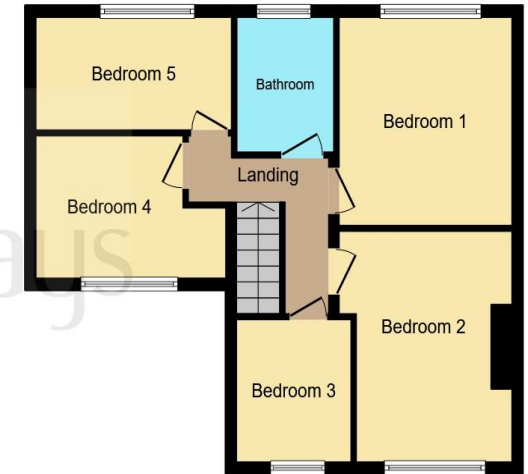
- Five-bedroom
- Semi-detached
- Driveway and porch entrance
- Open-plan hallway and living room
- Two reception Rooms

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

**£365,000**



**Ground Floor**



**First Floor**

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