

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. At the bottom of the oval, the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

**melvyn**  
**Danes**  
ESTATE AGENTS

The image shows the front of a single-story brick house. The house has a dark grey tiled roof and a white gutter. The front wall is made of red brick. On the left, there is a blue roller garage door. To the right of the garage, there is a white door with a small window. Above the door is a small white sign with the number "123". To the right of the door, there are two windows with white frames and multiple panes. Further right, there is another window with a white frame and multiple panes. The house is set on a large, paved driveway made of red and brown bricks. The sky is blue with some white clouds.

123

Shakespeare Drive

Shirley

Asking Price £499,950



## Description

Shakespeare Drive is a most sought after road being the main thoroughfare through the much sought after Shakespeare Manor Estate within the Shirley area, lying a short distance from the main Stratford Road. The estate itself was developed through the 1930's to the 1950's and contains a variety of family houses and bungalows set within generous plots.

We are advised that the property is situated within the catchment area of nearby Light Hall School which can be found in nearby Hathaway Road. Infant Schooling is catered for by Woodlands Infant School whilst Junior Schooling is at Shirley Heath School just off the Stratford Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although 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 hosteleries and there are frequent bus services running along the A34 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.

Off the main Stratford Road leads Marshall Lake Road boasting 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.

A superb position therefore for this impressive semi detached bungalow which has been much improved and altered and offers accommodation that is presented to a high standard and required immediate inspection to be appreciated. The property benefits from a private aspect to the rear overlooking the allotments and is being sold with no upward chain.





**FRONT DRIVEWAY PARKING**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**CLOAKS STORAGE CUPBOARD**

**LOUNGE**

15'2" x 13'7" (4.62m x 4.14m)

**REFITTED KITCHEN**

11'6" x 11'4" (3.51m x 3.45m)

**BREAKFAST ROOM/UTILITY**

12'0" x 8'0" (3.66m x 2.44m)

**BEDROOM ONE**

13'10" x 9'9" (4.22m x 2.97m)

**BEDROOM TWO**

14'0" x 9'10" (4.27m x 3.00m)

**BEDROOM THREE**

10'11" x 8'8" (3.33m x 2.64m)

**GROUND FLOOR SHOWER ROOM**

**SECOND FLOOR LANDING**

**LOFT BEDROOM**

22'4" max x 21'10" max with limited headroom (6.81m max x 6.65m max with limited headroom )

**EN SUITE SHOWER ROOM**

**WIDE SIDE GARAGE**

17'3" max x 12'2" max (5.26m max x 3.71m max)

**REAR ACCESS PASSAGEWAY**

**PRIVATE REAR GARDEN**

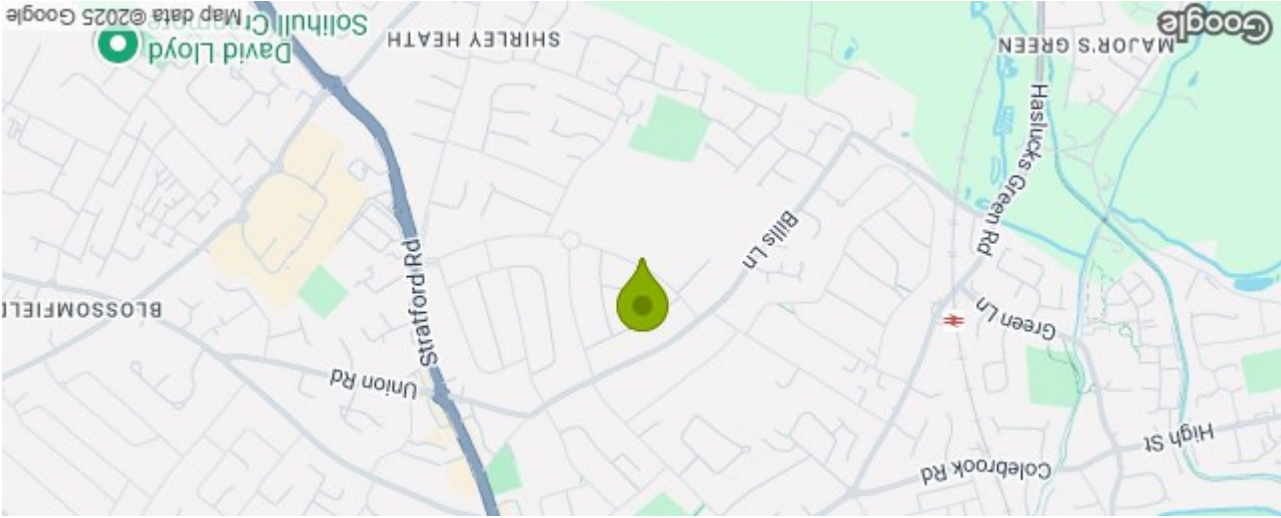


TENURE: We are advised that the property is Freehold.


BROADBAND: We understand that the standard broadband download speed at the property is around 9 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 01/12/2025.

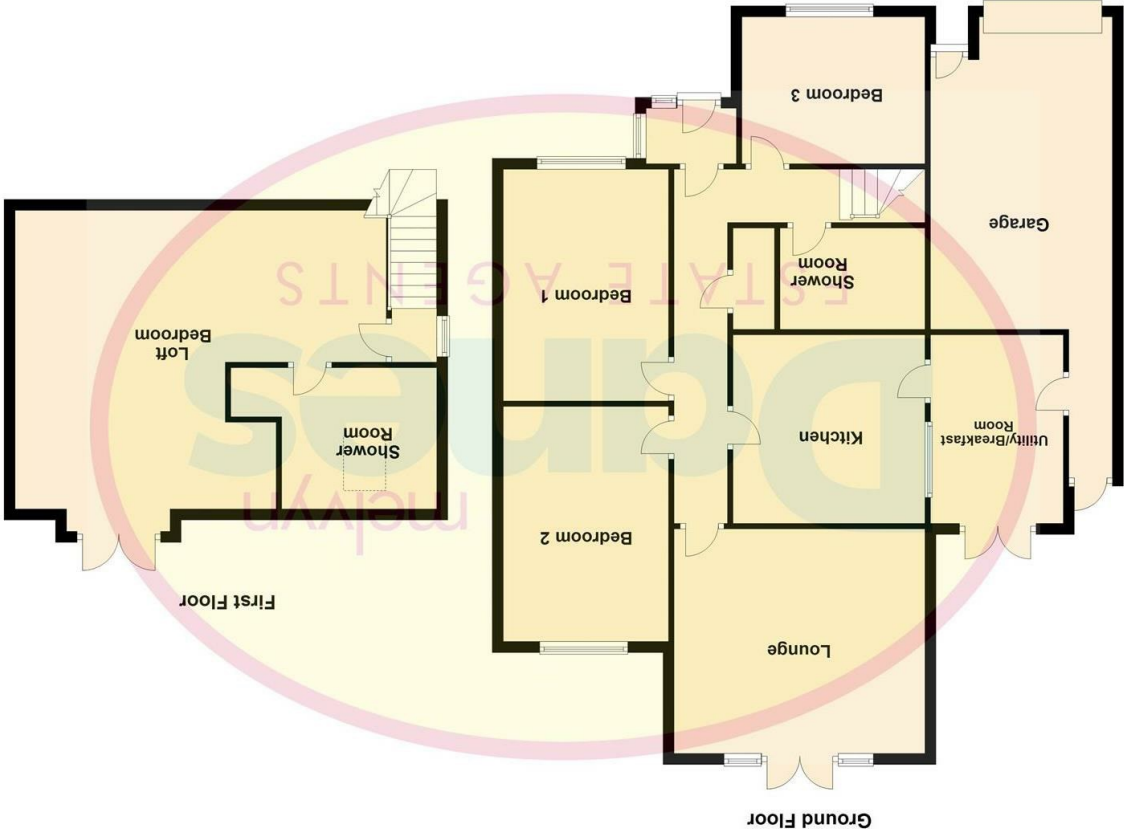
MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 01/12/2025). Please note that actual services available 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 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.



123 Shakespeare Drive Shirley Solihull B90 2AR  
Council Tax Band: D

Energy Efficiency Rating		
England & Wales		
 EU Directive 2002/91/EC		Very energy efficient - lower running costs
		Not energy efficient - higher running costs
Potential	Current	
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
	58	
70		



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.