



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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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
£350,000



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

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