



59 SHALFORD ROAD, SOLIHULL, B92 7NQ

ASKING PRICE OF £330,000

EPC: E Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- FOUR BEDROOM SEMI-DETACHED
- DRIVEWAY
- LOUNGE/DINING ROOM
- KITCHEN
- THREE FIRST FLOOR BEDROOMS
- LOFT EXTENSION PROVIDING A FOURTH BEDROOM
- GOOD SIZED REAR GARDEN
- GAS CENTRAL HEATING



This four bedroom semi-detached property benefits from a driveway, gas central heating and double glazing throughout. It is in need of some modernisation. The property briefly comprises of a through lounge/dining room, good sized kitchen, three bedrooms to the first floor and a loft conversion providing a fourth spacious bedroom. There is a good sized garden to the rear. Good transport links and local amenities are close by.

APPROACH Approach via a stone driveway.

HALLWAY Wooden flooring and a storage cupboard.

THROUGH LOUNGE/DINING ROOM 24' 96" x 10' 75"
(9.75m x 4.95m)

Brick built fireplace, window to rear. Bay window to front. Wall lights and wooden flooring.

KITCHEN 16' 1" x 8' 7" (4.9m x 2.62m)

Space for washing machine, tumble dryer and dishwasher. Window to rear, tiled floor and space for a range cooker.

BEDROOM ONE 13' 5" x 10' 5" (4.09m x 3.18m)

Fitted wardrobes and bay window to front.

BEDROOM TWO 10' 9" x 10' 8" (3.28m x 3.25m)

Window to rear and recess storage.

BEDROOM THREE Window to front.

BEDROOM FOUR/LOFT CONVERSION 17' 9" x 10' 5"
(5.41m x 3.18m)

A large spacious room with two velux windows and window to rear.

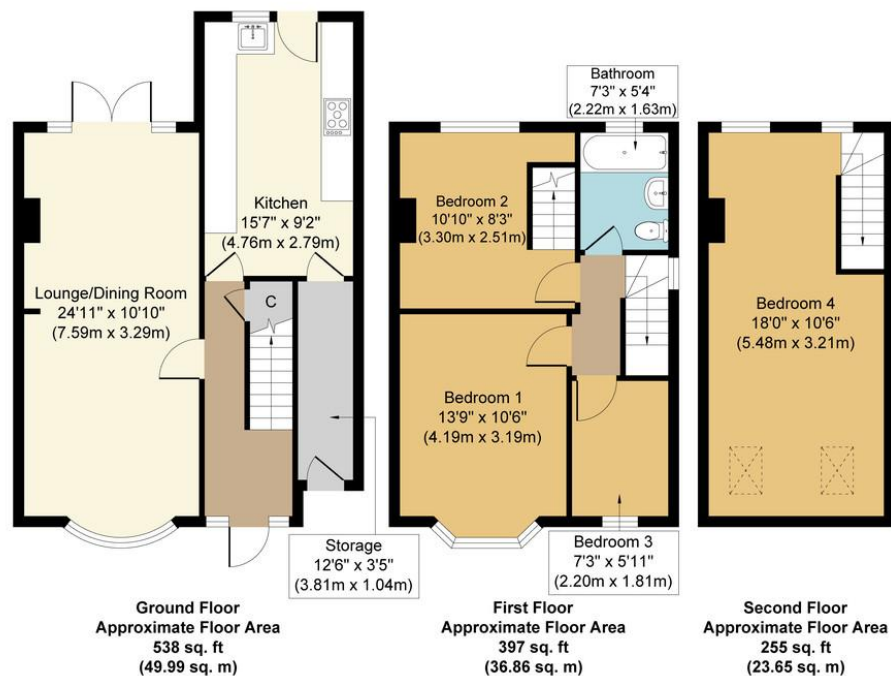
GARDEN Mainly laid to lawn with a brick built shed, pond and patio area.

LANDING With side window.



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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

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