

Cottons

CHARTERED SURVEYORS

101 Velsheda Road, Shirley, Solihull,
B90 2JP

Offers in the Region Of
£285,000



- Traditional Semi-Detached Home
- Three Bedrooms
- Modern Kitchen Diner
- EPC Rating: D
- Driveway
- Living Room

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A WELL PRESENTED traditional SEMI DETACHED home within a HIGHLY REGARDED LOCATION. Viewings VITAL to appreciate location and accommodation on offer. Benefiting from majority uPVC double glazing and combi gas central heating, this ideal first time purchase or family home comprises driveway, hallway, living room, kitchen diner, utility room, three bedrooms, bathroom and rear garden. Offered with NO UPWARD CHAIN.

Property Tenure
Freehold

Council Tax Band
C

EPC Rating
D

Location
The property is set back behind a driveway off Velsheda Road in a residential location, conveniently situated circa:
• 0.6 miles from Stratford Road Shopping District.
• 2.6 miles from Solihull Town Centre.
• 5.5 miles from Birmingham City Centre. Solihull is approximately 14.1 miles to the west of Coventry and 17.5 miles to the south-east of Wolverhampton.

The area has good road communications, with the subject property being located approximately 2.9 miles to the north-west of J4 of the M42.

The property is approximately 453 metres north-east of Shirley railway station. Shirley railway station connects to Birmingham.

Description
A traditional two storey semi-detached dwelling constructed circa. 1930s of brick wall construction surmounted by a clay tile pitched roof with some modern fitments.

The majority of windows are uPVC frames with sealed double-glazed units, and the property has a gas fired central heating

system with radiators in all principal rooms which runs from a 'Baxi' gas boiler located in the utility room.

Accommodation
Please refer to the floor plan for room measurements.

Ground Floor
Hallway, living room, kitchen diner, utility room.

First Floor
Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single), bathroom with WC.

Outside
Front – Driveway. Rear – Garden and adjoining outbuilding.

Availability
The property is offered with vacant possession and no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

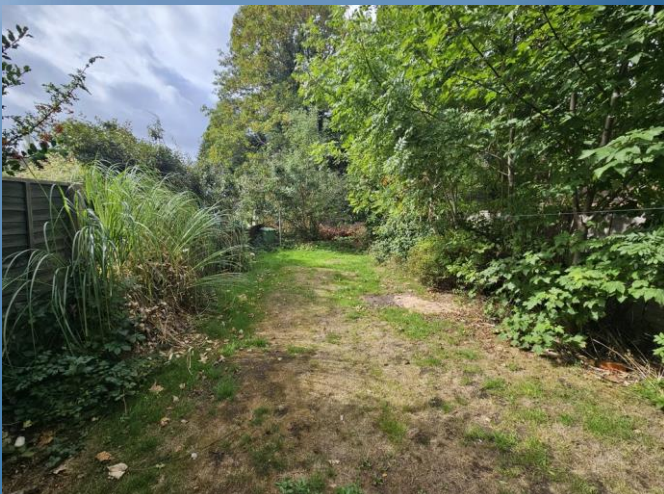
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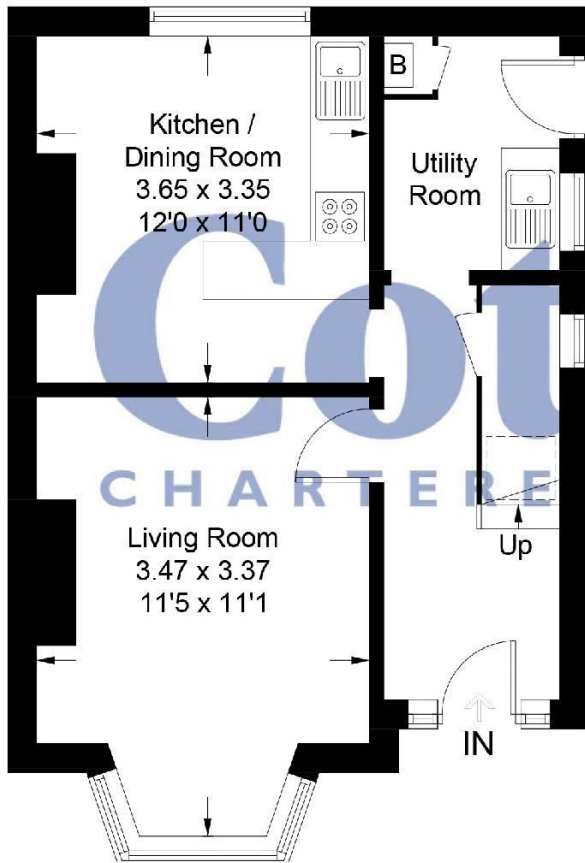
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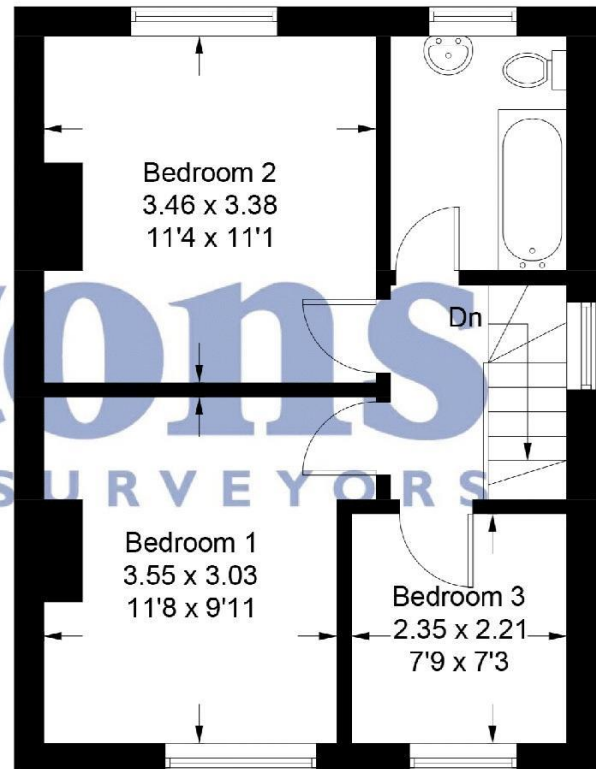
101 Velsheda Road

Approximate Gross Internal Area = 78.5 sq m / 844 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331935)

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This plan is for illustration purposes only and may not be to scale or representative of the property.



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