



**Danes**  
melvyn  
ESTATE AGENTS

Olton Road  
Shirley  
Offers Around £335,000

## Description

Olton Road is conveniently located just a short walk from Shirley centre. The road itself links the main A34 Stratford Road to Streetsbrook Road, a main artery into Solihull town centre.

We are advised that the property is situated within the catchment area for Langley Schools, with the junior and infant school being in St Bernards Road and the secondary school in Kineton Green Road. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant 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 hosteries 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.

An ideal location therefore, for this period style end terrace house offering well presented accommodation arranged over three floors and requiring immediate internal inspection. The property benefits from no upward chain.



## Accommodation

### LOUNGE

11'10" x 11'8" (3.61m x 3.56m)

### DINING AREA

14'1" max x 11'8" (4.29m max x 3.56m)

### KITCHEN

18'8" x 7'2" (5.69m x 2.18m)

### FIRST FLOOR LANDING

### BEDROOM TWO

10'10" x 11'8" (3.30m x 3.56m)

### BEDROOM THREE

8'9" x 8'1" (2.67m x 2.46m)

### FAMILY BATHROOM

8'9" x 7'6" (2.67m x 2.29m)

### BEDROOM ONE

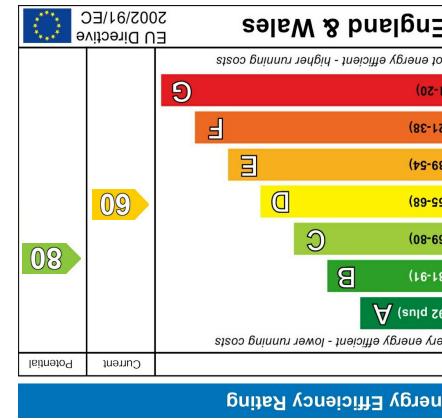
16'5" x 11'8" (5.00m x 3.56m)  
(some restricted head height)

### EN-SUITE

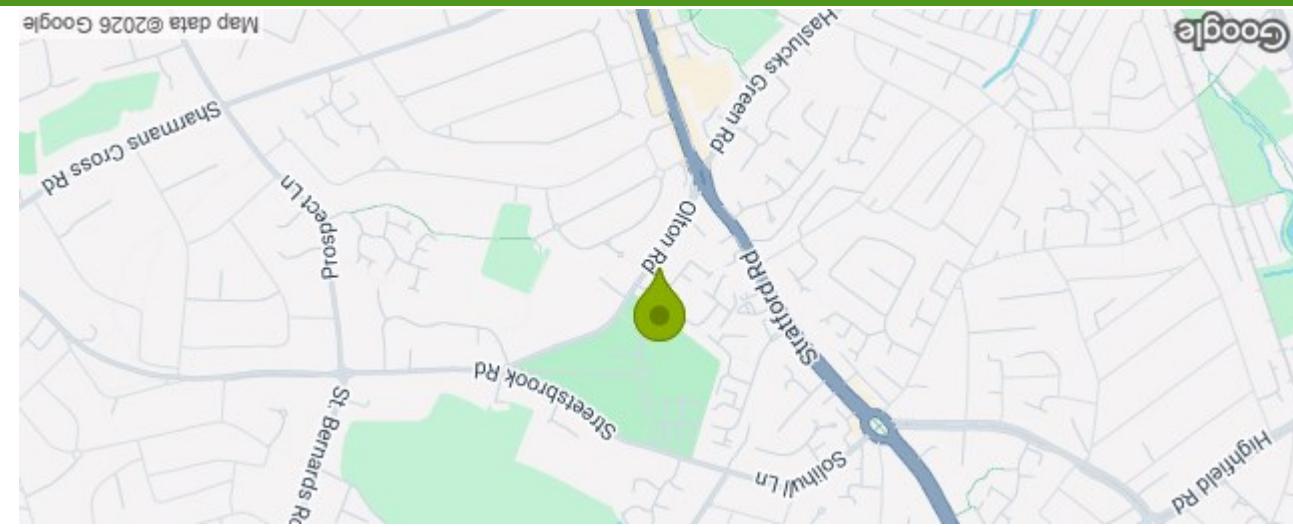
### REAR GARDEN



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.



9 Oulton Road Shirley Solihull B90 3NG



The floor plan illustrates a three-story residential property. The Second Floor (left) features a large bedroom (Bedroom 1) with an en-suite bathroom, a walk-in store, and a staircase leading down. The First Floor (center) includes a bathroom, a landing, a staircase leading up, and a large bedroom (Bedroom 3). The Ground Floor (right) is the main living area, consisting of a large Kitchen, a Dining Area, a Lounge, and a Cupboard. The plan is overlaid with a large pink oval watermark reading "melvyn STATE AGENTS".

**GENERAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Suretying. We may receive a commission payment free of other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

MONKEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and to review purchases, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence, if you do not provide satisfactory evidence or information within a reasonable time, we may have to stop dealing for you and we would ask for your co-operation in order that there will be a delay in agreeing a sale.

These particulars are accurate for general guidance only and are based on information supplied and approved by the seller. Complete particulars can not 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 a full legal and technical report on all legal and technical matters and information from their solicitor. Lendered Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyer's 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 guarantee them to be in working order.

WILMING: By appointment only with the office on the number below.  
Please note that certain services available may be dependent on the  
particular circumstances, location and network coverage.

**BROADBAND:** We understand that the standard broadband speed at the property is around 16 Mbps, however please note that the results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently available for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 09/08/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold