melvyn
Danes
ESTATE AGENTS
Haslucks Green Road
Shirley
Offers Around £375,000

Description

This well maintained and extended larger style semi detached house is situated on Haslucks Green Road which leads from the centre of Shirley to Majors Green. The road itself is an eclectic mix of property and this particular house forms one of a run of larger style semi detached properties that have an aspect to the rear over the sports pitches.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Burman Infant School in Velsheda Road, and junior schooling is at Haslucks Green Junior School in Haslucks Green 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 Stratford Road is within walking distance of the property and here one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to choice of major supermarkets including Asda and Parkgate and Superstores on the Retail Park. There are a wide choice of restaurants along the Stratford Road and a thriving business community, which extends down to the Cranmore, Widney and Monkspath Business Parks, and beyond here to the Blythe Valley Business Parks which straddle the junction of the M42 motorway, approximately 3 miles from the property. A short journey down the motorway will bring you to Birmingham International Airport and Railway Station and the National Exhibition Centre.

A superb location therefore for this extended semi detached house which sits back from the roadside behind a front driveway and has generous accommodation that really does need to be viewed to be appreciated. The property benefits from a good sized south facing rear garden with a private aspect to the rear.

Accommodation

FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

GUEST CLOAKS WC

THROUGH LOUNGE DINING ROOM
28'3" into bay x 12'0" max (11'5" min)
(8.61m into bay x 3.66m max (3.48m min))

CONSERVATORY
11'0" max x 8'9" max (3.35m max x 2.67m max)

EXTENDED REFITTED KITCHEN
14'11" x 13'6" max (4.55m x 4.11m max)

FIRST FLOOR LANDING

BEDROOM ONE
13'0" x 11'3" (3.96m x 3.43m)

BEDROOM TWO
11'10" x 11'5" (3.61m x 3.48m)

BEDROOM THREE
7'0" x 5'10" (2.13m x 1.78m)

BATHROOM
9'5" x 6'5" (2.87m x 1.96m)

SIDE GARAGE
15'10" x 7'3" (4.83m x 2.21m)

SOUTH FACING REAR GARDEN

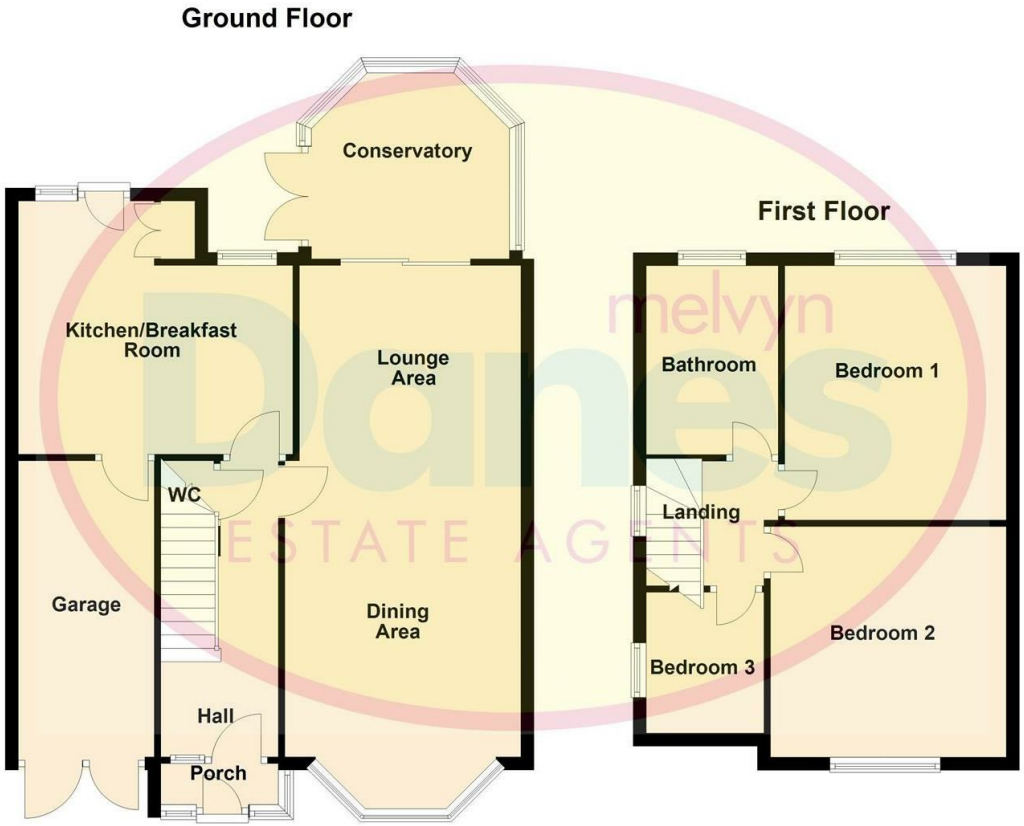
TENURE: We are advised that the property is Freehold.

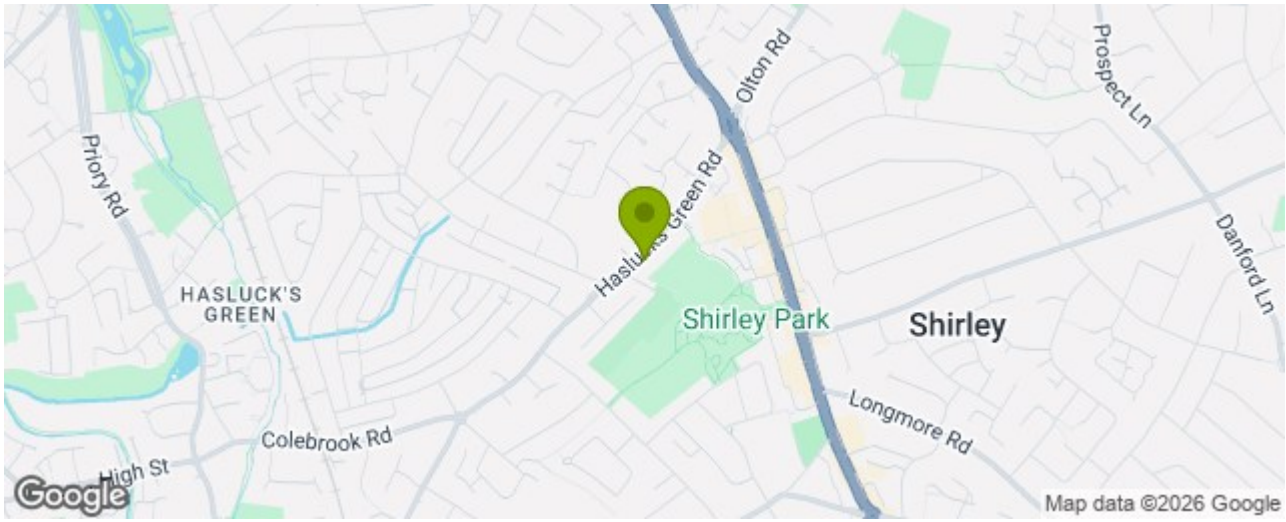
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 05/05/2026 we understand that the standard broadband download speed at the property is around 20 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 100 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

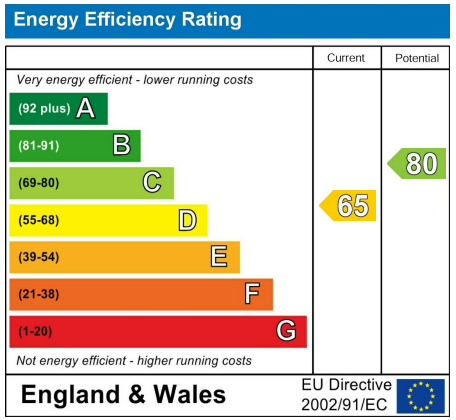
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, 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 acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or 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.





105 Haslucks Green Road Shirley Solihull B90 2EE
Council Tax Band: D



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.

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