melvyn Danes
ESTATE AGENTS

Delrene Road

Shirley

Offers Around £275,000

Description

Delrene Road is typical of the 1930's tree lined streets of Shirley leading off Haslucks Green Road, along its length are mostly traditional bay fronted properties.

Situated along Haslucks Green Road is a small parade of local shops and Haslucks Green Junior School. Velsheda Road leads off Haslucks Green Road and provides access to Burman Infant School. We are advised that senior schooling is catered for at Light Hall School, and Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School is on the nearby A34 Stratford Road. Education facilities are subject to confirmation from the Education Department.

On the Stratford Road one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and superstores on the Retail Park, including the new Parkgate Development and Asda. Also along the A34 is the community centre, a wide choice of restaurants and hostelries and access to Shirley Park, which can also be accessed from Haslucks Green Road. Shirley Railway Station is sited off Haslucks Green Road and offers commuter services between Stratford upon Avon and Birmingham. Frequent bus services operate within Haslucks Green Road and along the Stratford Road taking one into the city centre of Birmingham and its outlying suburbs or into nearby Solihull.

An ideal location therefore for this link detached house which sits back from the road behind a front driveway flanked by a foregarden. The property needs some modernisation throughout and has great potential to be be extended, subject to planning consents. To the rear is a great size mature garden.

Accommodation

OPEN PORCH

HALLWAY

LOUNGE
13'10" into bay x 10'9" (4.22m into bay x 3.28m)

DINING ROOM
10'10" x 10'11" (3.30m x 3.33m)

KITCHEN
1010" max x 5'3" (307.85m max x 1.60m)

SIDE STORE/UTILITY
20'7" x 5'3" (6.27m x 1.60m)

FIRST FLOOR LANDING

BEDROOM ONE
13'10" into bay x 10'4" (4.22m into bay x 3.15m)

BEDROOM TWO
10'11" x 10'9" (3.33m x 3.28m)

BEDROOM THREE
7'2" x 5'11" (2.18m x 1.80m)

SHOWER ROOM

REAR GARDEN

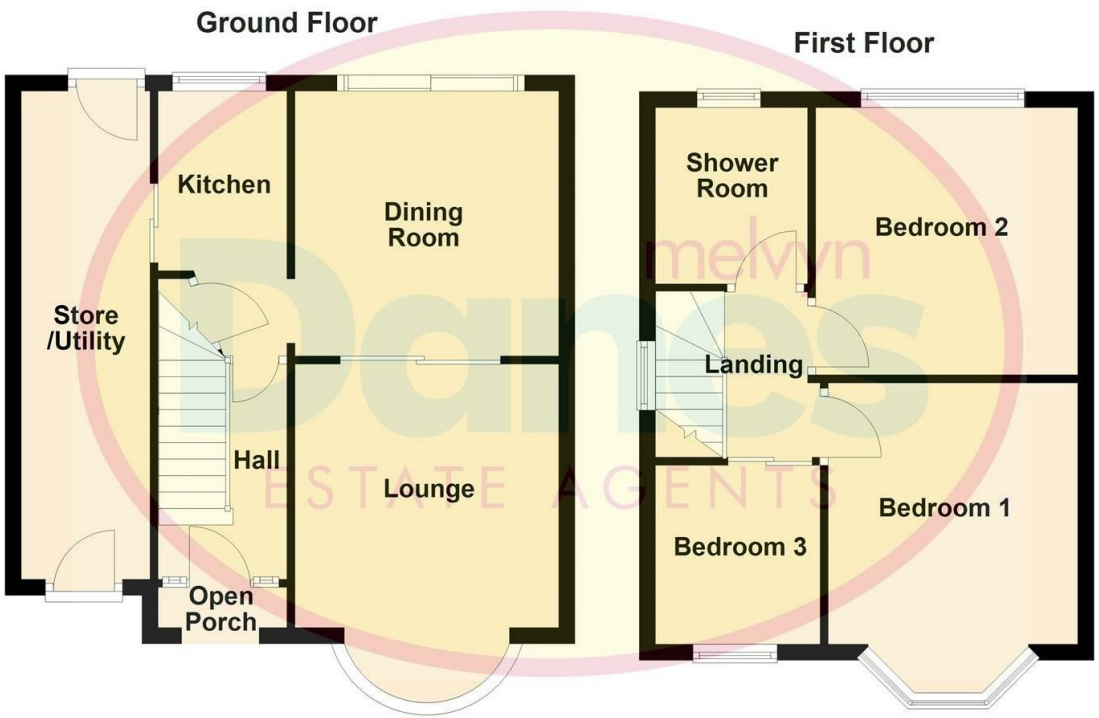
TENURE: We are advised that the property is Freehold

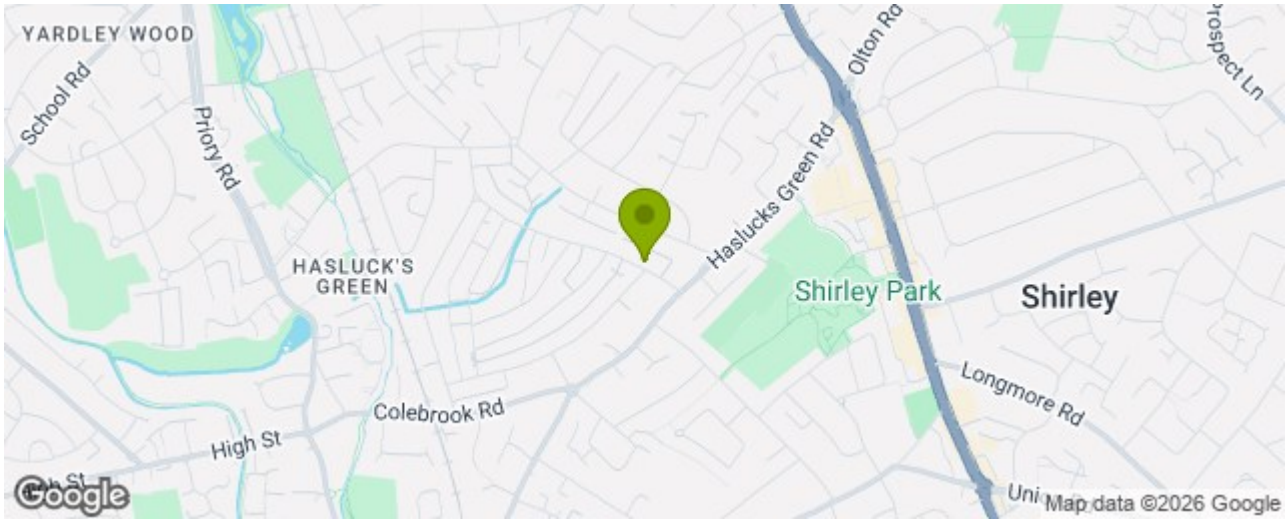
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 25/02/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 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.

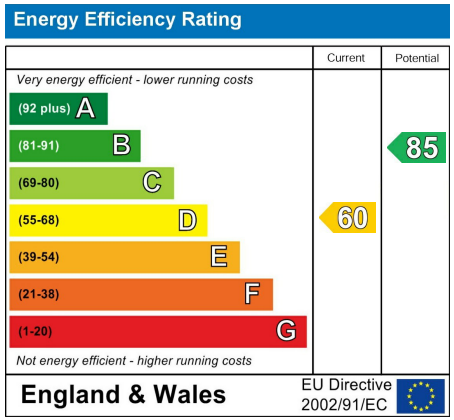
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.





18 Delrene Road Shirley Solihull B90 2HJ
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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