Ufton Close

Shirley

Offers Around £550,000

Description

Ufton Close is accessed via Ufton Crescent is a popular residential road leading directly from Radbourne Road in Shirley. Originally built in the late 1950's, these well proportioned house occupy good sized plots with generous space to both the front and rear.

The property is approximately one mile from the main A34 Stratford in the town centre of Shirley, where one will find excellent shopping facilities, ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. Frequent bus services operate along the Stratford Road into the City of Birmingham and beyond and into the town centre of Solihull, and there is a thriving business community together with a wide choice of restaurants, hostelries, and a community centre.

Nearby is the town centre of Solihull which also offers excellent shopping facilities with the new Touchwood Development, and also has a thriving business community, and a local bus service operates within nearby Solihull Road which will take you to the town centre. Within the town centre of Solihull is the Railway Station, Tudor Grange Leisure Centre with indoor tennis and swimming facilities, Norman Green Athletics Centre and the Sixth Form Colleges serving the area, together with St Peter's School and St Augustine's Roman Catholic Junior and Infant Schools, and we are advised that the property falls within the Tudor Grange catchment, although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this extended and improved traditional semi detached house which offers well proportioned accommodation that needs to be viewed to be appreciated. The property boasts good sized living accommodation on the ground floor and four double bedrooms. The loft space is part boarded with a rooflight, there is an electric car charging point and a superb established garden to the rear.

Accommodation

BLOCK SET FRONT DRIVEWAY

CANOPY PORCH

RECEPTION HALLWAY

EXTENDED LOUNGE
20'4" x 10'4"

DINING ROOM
13'3" into bay x 10'3"

EXTENDED KITCHEN
16'3" x 7'4"

UTILITY ROOM
15'9" max x 8'3" max

GROUND FLOOR WC

SINGLE GARAGE
14'2" x 7'5"

FIRST FLOOR LANDING

BEDROOM ONE
14'4" into bay x 10'3"

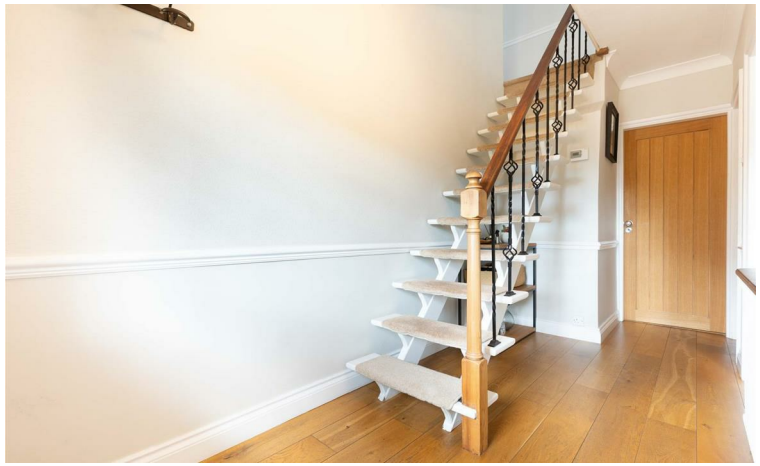
BEDROOM TWO
11'0" x 10'4"

BEDROOM THREE
13'3" max x 11'5" max

BEDROOM FOUR
11'0" x 8'9"

SHOWER ROOM

DELIGHTFUL REAR GARDEN



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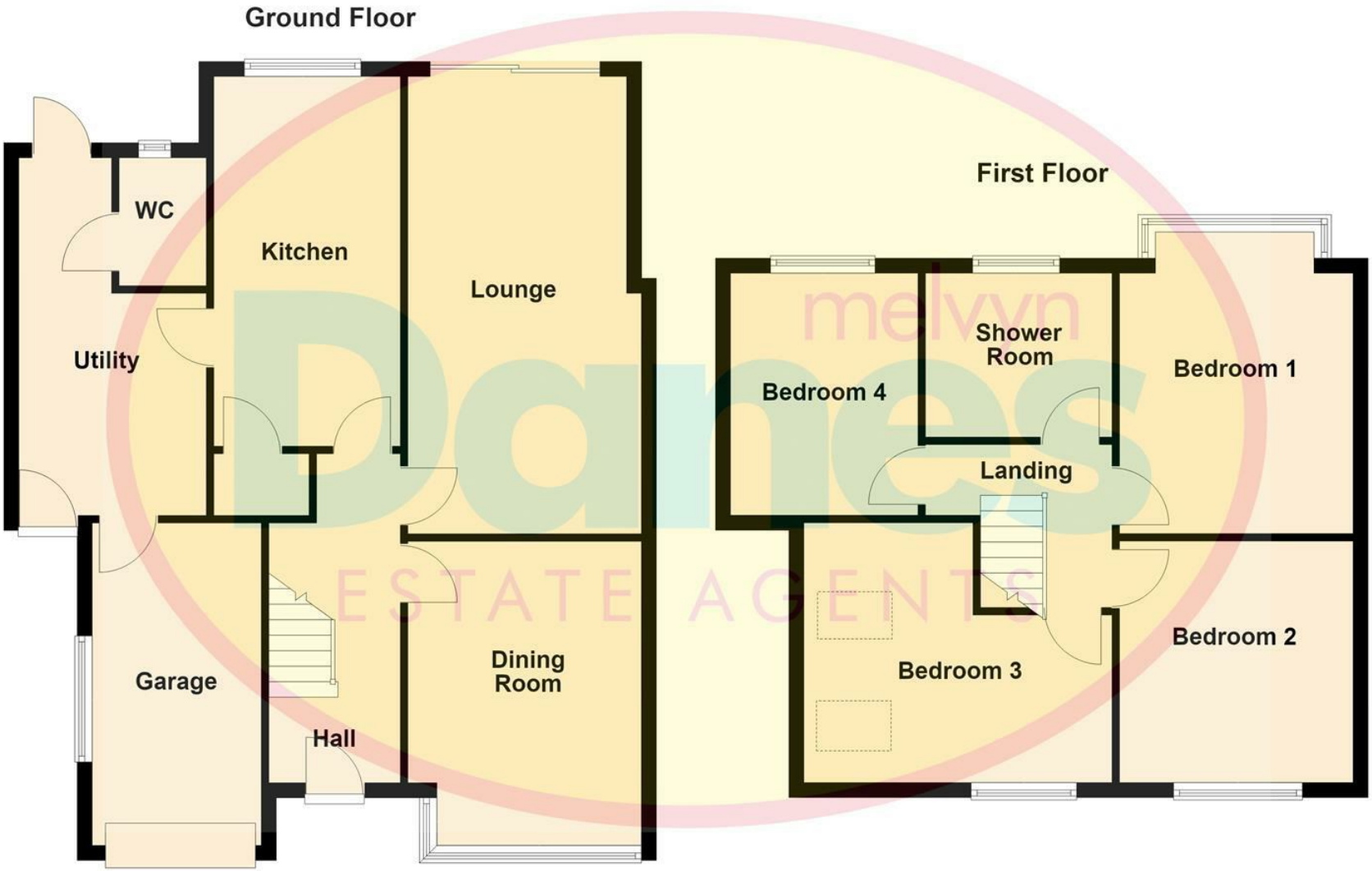


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

TENURE: We are advised that the property is Freehold.

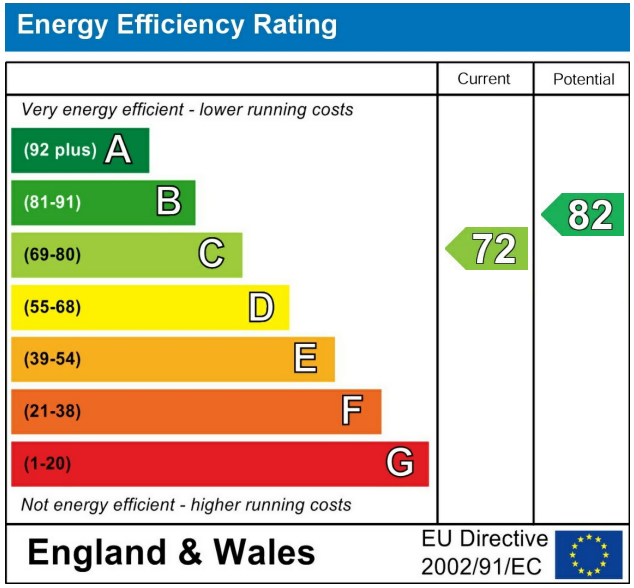
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 10/09/2026 we understand that the standard broadband download speed at the property is around 9 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 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.

2 Ufton Close Shirley Solihull B90 3SB
Council Tax Band: D



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