
melvyn
Danes
ESTATE AGENTS
47
Hazeloak Road
Shirley
Offers Around £439,950

Description

Hazeloak Road is a pleasant suburban street that runs parallel with Bills Lane in the heart of Shirley.

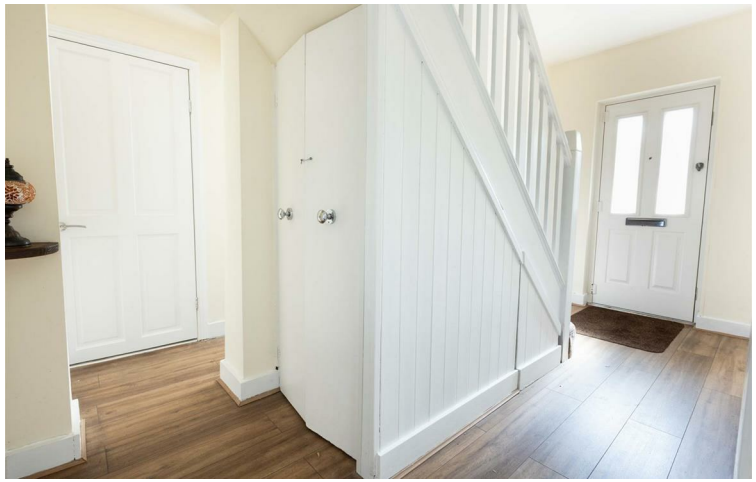
There is easy access from the property to both Woodlands Infant School and Light Hall Senior School, along with further junior and infant schooling in the local area. Our Lady of the Wayside Roman Catholic Junior and Infant School are situated on the main Stratford Road at the opposite end of the Shirley shopping centre. Education facilities are subject to confirmation from the Education Department.

There is a thriving business community in the Shirley area which extends down onto the Cranmore, Widney and Monkspath Business Parks, and the Blythe Valley Business Park which sits on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

On the main A34 Stratford Road one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the nearby Retail Park. There are local bus services in Bills Lane and Shirley Railway Station is nearby, offering commuter services to Stratford upon Avon and Birmingham.

An ideal location therefore for this much extended semi detached house which offers versatile living accommodation and occupies a generous plot with off road parking to the front and rear vehicular access and really does need to be viewed to appreciate the accommodation on offer.













Accommodation

FRONT DRIVEWAY

RECEPTION HALLWAY

GROUND FLOOR WC/SHOWER ROOM

THROUGH LOUNGE
24'0" into bay x 10'9"

EXTENDED DINING ROOM
18'0" x 12'10"

EXTENDED KITCHEN
13'0" x 7'4"

UTILITY ROOM
11'8" max x 6'7"

FIRST FLOOR LANDING

BEDROOM ONE
13'2" into bay x 10'9"

BEDROOM TWO
10'11" x 10'10"

BEDROOM THREE
13'2" x 8'0" max

BEDROOM FOUR
13'1" x 6'7"

SHOWER ROOM

REAR GARDEN

REAR VEHICULAR ACCESS




















OLD TRAFFORD M16







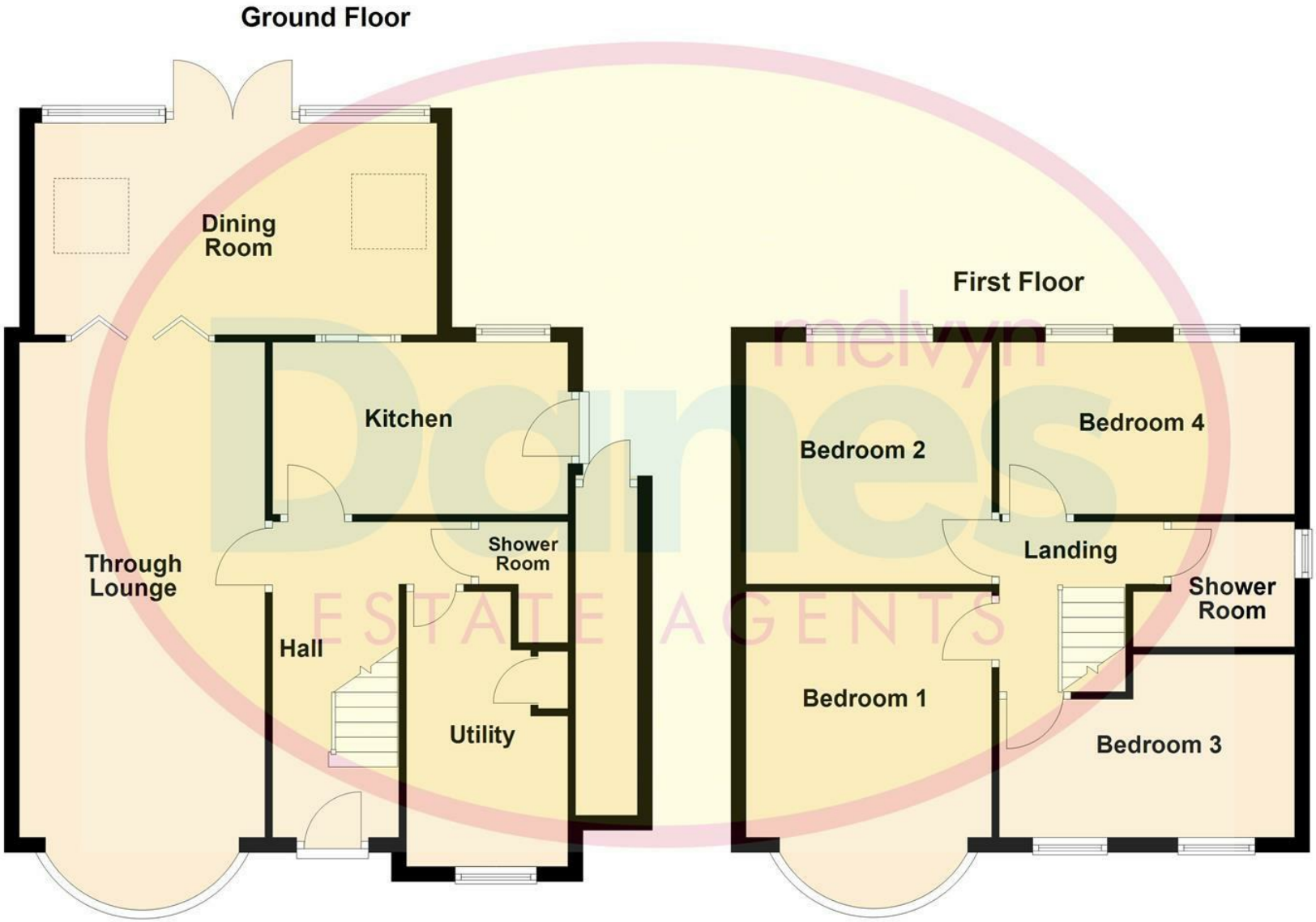












Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

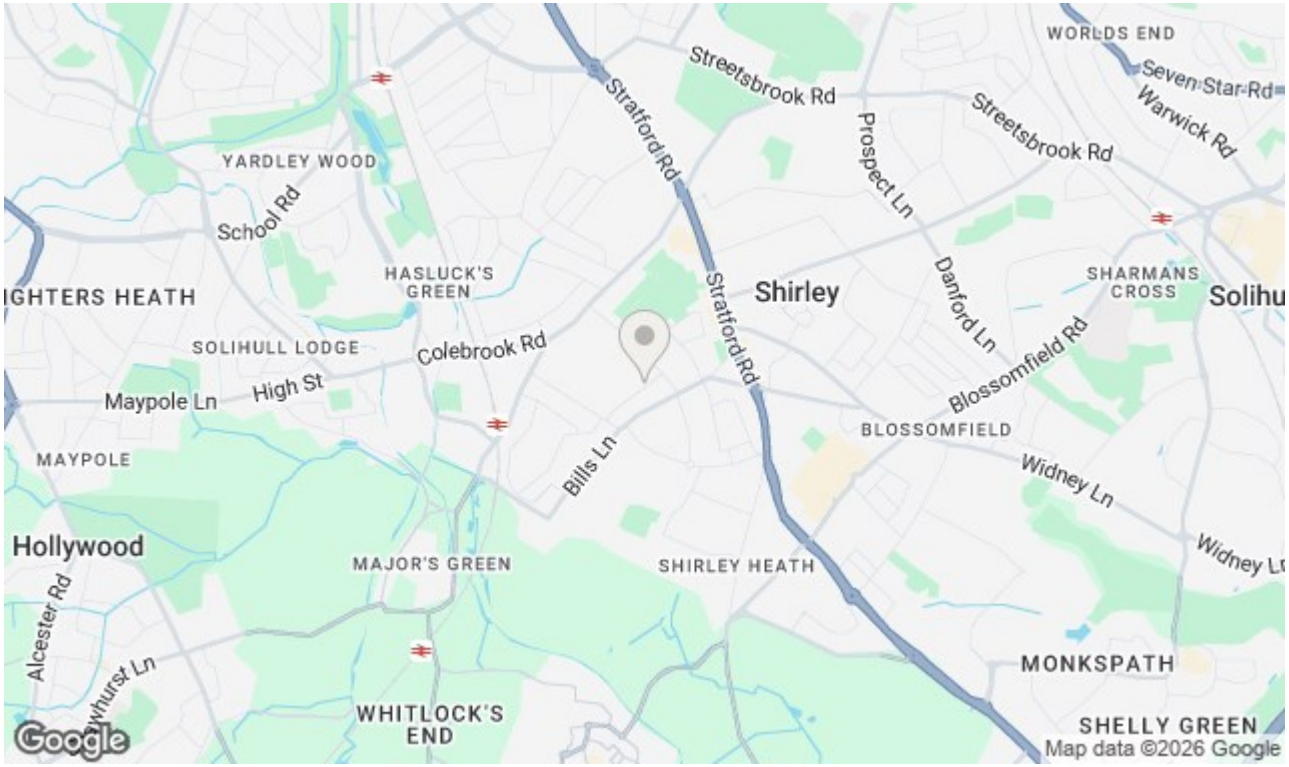
TENURE: We are advised that the property is Freehold.

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.

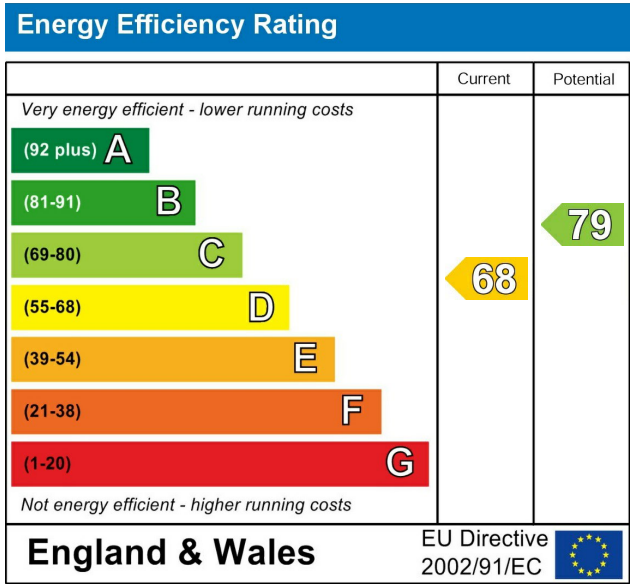
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 26/03/2026 we understand that the standard broadband download speed at the property is around 9 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 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.



47 Hazeloak Road Shirley Solihull B90 2AY
Council Tax Band: C



Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk