Hurdis Road

Shirley

Offers Around £325,000

Description

Hurdis Road conveniently links Bills Lane with Haslucks Green Road. Through the park entrance on Hurdis Road which is further along the road, one can walk through directly into Shirley town centre and right into the centre of the vibrant 'Heart of Shirley' development.

Schooling for Shirley is of particular renown and the property falls within the catchment of St James's School which is part of the Tudor Grange Academy. 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 hostelries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town 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 excellent location therefore for this very well presented and extended semi detached house which enjoys a good sized established rear garden and has been the centre of a comprehensive renovation project by the current owners to include a replacement roof covering, redecorating throughout and the replacement of the kitchen and shower room which is in 'turn key' condition and presented in a neutral pallet throughout. Early viewing is recommended so that the overall design and presentation of this property be appreciated.

Accommodation

FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE AREA
13'0" into bay x 10'1" (3.96m into bay x 3.07m)

DINING AREA
13'6" into bay x 10'1" (4.11m into bay x 3.07m)

EXTENDED KITCHEN
11'0" x 5'5" (3.35m x 1.65m)

FIRST FLOOR LANDING

BEDROOM ONE
13'6" into bay x 10'1" (4.11m into bay x 3.07m)

BEDROOM TWO
13'3" into bay x 10'1" (4.04m into bay x 3.07m)

BEDROOM THREE
7'4" x 5'5" (2.24m x 1.65m)

REFITTED SHOWER ROOM

DELIGHTFUL ESTABLISHED GARDEN

TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Data taken from checker.ofcom.org.uk on 25/08/2026. Actual service availability at the property or speeds received may be different.

VIEWING: By appointment only with the office on the number below.

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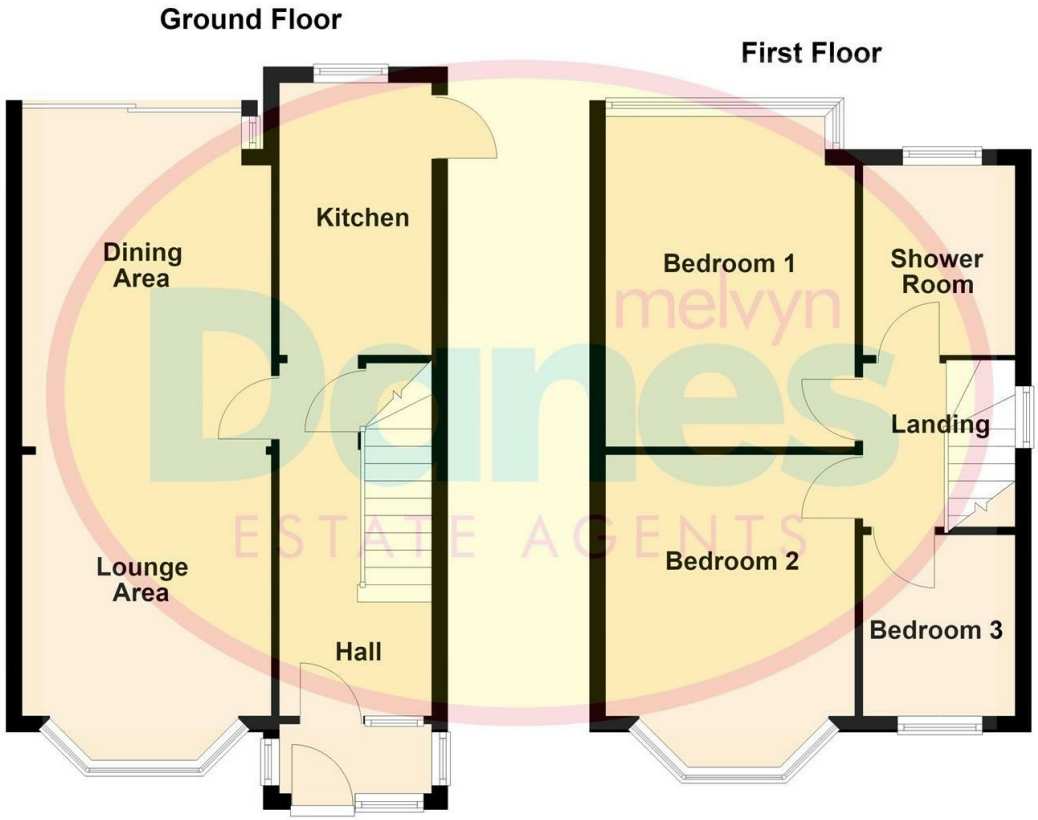
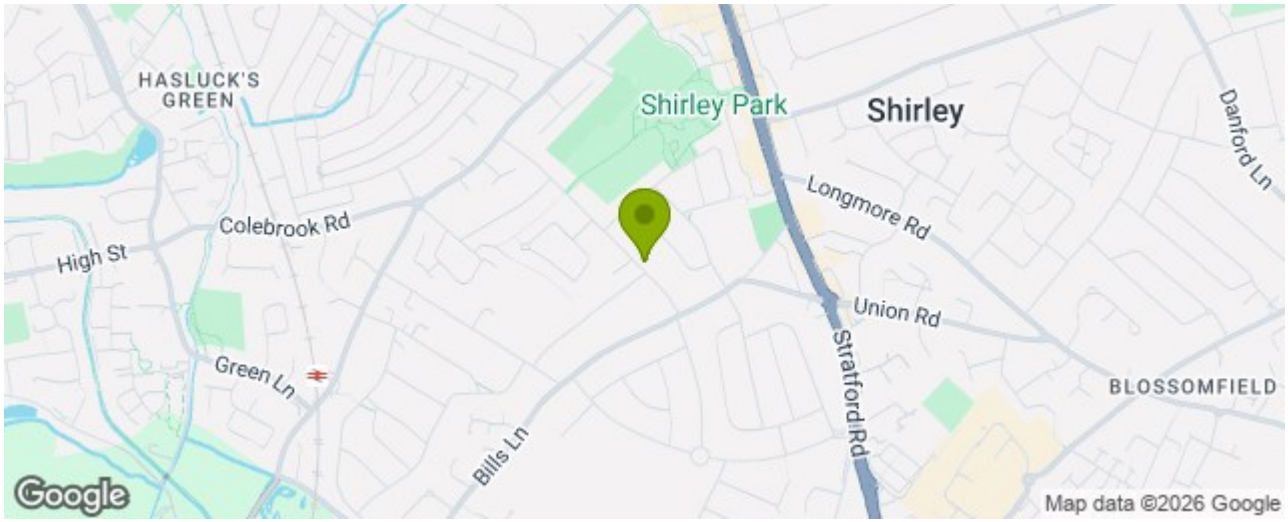
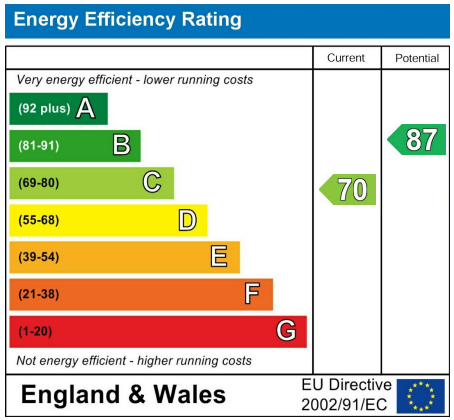
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.





48 Hurdis Road Shirley Solihull B90 2DW
Council Tax Band: C



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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