Newborough Road

Shirley

Offers Around £375,000

Description

Newborough Road leads from Haslucks Green Road in which is sited local shops, Shirley Railway Station, access to Shirley Park and Haslucks Green Junior School, with Burman Infant School leading from it via Velsheda Road. We are advised that senior schooling for the area is at Light Hall School, although education facilities are subject to confirmation from the Education Department.

A local bus service operates within Newborough Road and a local terminus exists at its junction with Baldwins Lane where there are further local shops. The main shopping area is on the main A34 Stratford Road and also here one will find a thriving business community which extends down onto the Cranmore, Widney and Monkspath Business Parks, and beyond here to the Blythe Valley and Provident Business Parks which straddle the junction with the M42 motorway. A short drive down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area will be found on the main A34 Stratford Road, a little over a mile from the property. Here one will find a wide choice of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Marshall Lake Retail Park, a wide choice of restaurants and hostelries, access to Shirley Park, and a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks and Blythe Valley Business Park which is situated 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.

An excellent location therefore for this well presented, extended traditional semi detached house with a well maintained established rear garden with a large store to the rear with power to it. The property has a spacious kitchen/diner/family room downstairs along with a separate lounge and guest cloaks and upstairs there are three bedrooms and a family bathroom.

Accommodation

HALLWAY

LOUNGE
12'11" into bay x 11'0" (3.94m into bay x 3.35m)

EXTENDED KITCHEN DINER
17'5" max x 20'7" max (5.31m max x 6.27m max)

FAMILY ROOM
11'3" x 10'11" (3.43m x 3.33m)

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE
13'2" into bay x 10'10" (4.01m into bay x 3.30m)

BEDROOM TWO
12'7" into bay x 9'5" (3.84m into bay x 2.87m)

BEDROOM THREE
6'10" x 6'5" (2.08m x 1.96m)

FAMILY BATHROOM

REAR GARDEN

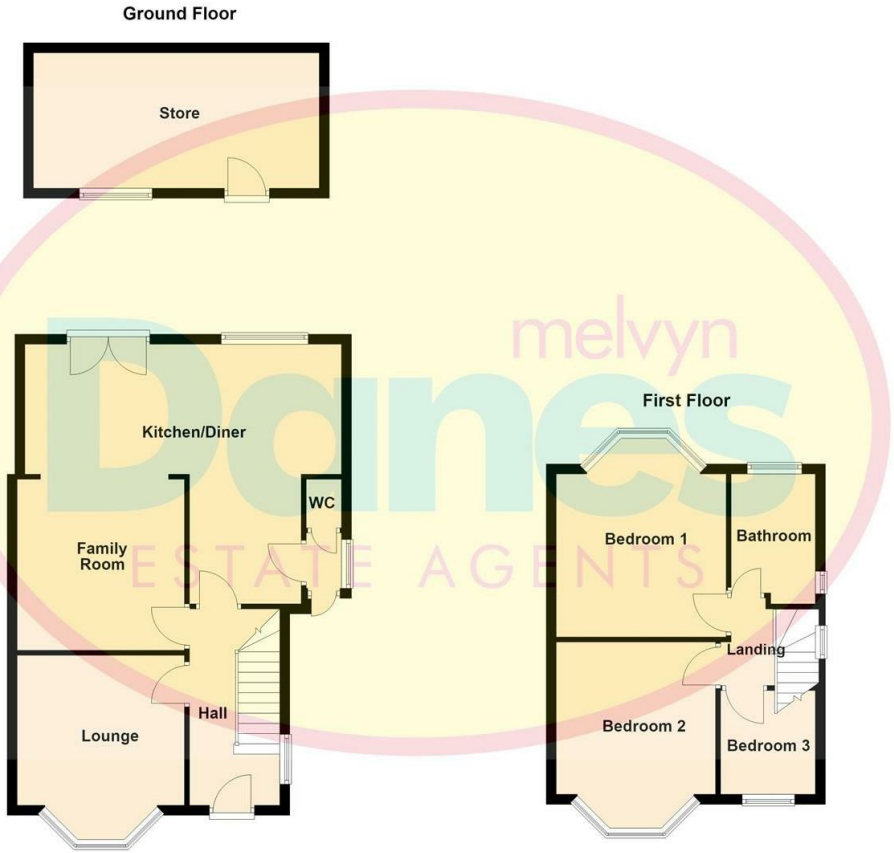
TENURE: We are advised that the property is Freehold.

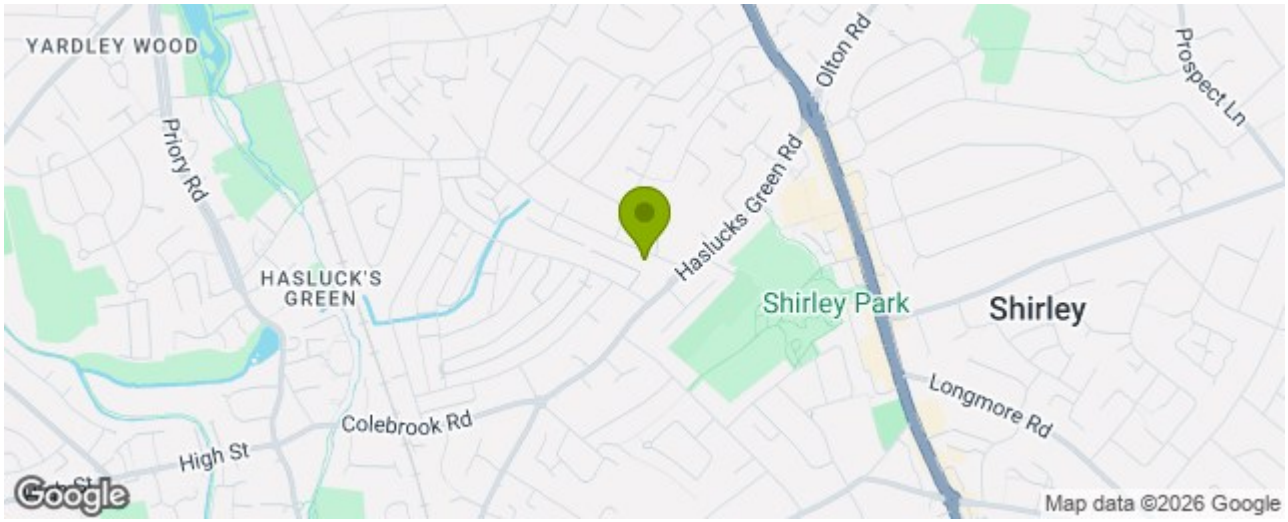
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 04/87/2026 we understand that the standard broadband download speed at the property is around 18 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.

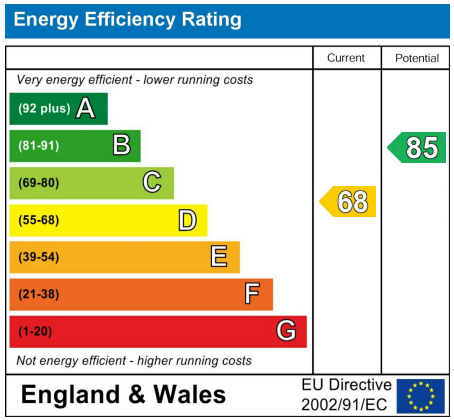
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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





35 Newborough Road Shirley Solihull B90 2HB
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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