



# Avon Road, Shirley

## Offers Around £309,950

- PORCH & HALLWAY
- DINING KITCHEN
- BATHROOM
- REAR GARDEN
- VIEWING RECOMMENDED
- ENLARGED LOUNGE
- THREE BEDROOMS
- FRONT DRIVEWAY
- REAR SINGLE GARAGE
- NO UPWARD CHAIN



Avon Road is a popular residential road linking Conway Road with Cranmore Road, running parallel to Marshall Lake Road.

We are advised that the property is situated within the catchment area of Alderbrook School with infant schooling being at Cranmore Infant School and junior schooling at Widney Junior School. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. 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 hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood 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 and Leisure Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway. Junction 4 itself provides access to the Midland Motorway Network via the M42, M40, M6 and M5. A short drive down the M42 to Junction 6, you will find Birmingham International Airport and Railway Station, along with the Nation Exhibition Centre.

An excellent location therefore for this extended traditional semi detached property. Sitting back from the road behind a block paved driveway that leads to a UPVC double glazed door with arched surround, opening to the

### **PORCH**

Having original front door with stained glass inset and matching sidelights, opening to the

### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, staircase rising to the first floor with storage cupboard under, laminate wooden flooring and doors opening to the lounge and dining kitchen



### **ENLARGED LOUNGE**

**15'4" into bay x 10'10" max (4.67m into bay x 3.30m max)**

Having UPVC double glazed bay window to the front, wall light point, central heating radiator, feature fireplace with decorative cast iron inset and side chimney breast shelving with storage under

### **DINING KITCHEN**

**16'10" max x 10'1" overall (5.13m max x 3.07m overall)**



Having UPVC double glazed box bay window and door to the rear garden, recessed ceiling spotlights, central heating radiator, laminate wooden flooring, space for dining table and being fitted with a range of modern wall and base mounted storage units with work surfaces over having peninsular return with inset 1.5 bowl sink and drainer with mixer tap, integrated electric double oven, gas hob with extractor canopy over and full height appliance space with adjacent larger style storage cupboard







### FIRST FLOOR LANDING

Having ceiling light point, UPVC double glazed window to the side, loft hatch access with drop down ladder and doors opening to three bedrooms and bathroom

### BEDROOM ONE

**13'1" into bay x 9'9" max (3.99m into bay x 2.97m max)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes providing hanging rail and shelf storage



### BEDROOM TWO

**10'3" max x 9'9" max (3.12m max x 2.97m max)**

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and wardrobe

### BEDROOM THREE

**7'3" x 6'8" (2.21m x 2.03m)**

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

### BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, P shaped bath with glazed screen and shower over, pedestal wash hand basin, low level WC and airing cupboard

### OUTSIDE

#### REAR GARDEN



Having patio area with shaped bordered lawn beyond, access to the side passageway and door opening to the garage

### SINGLE DETACHED GARAGE

**15'8" x 8'3" (4.78m x 2.51m)**

Having up and over door to the rear

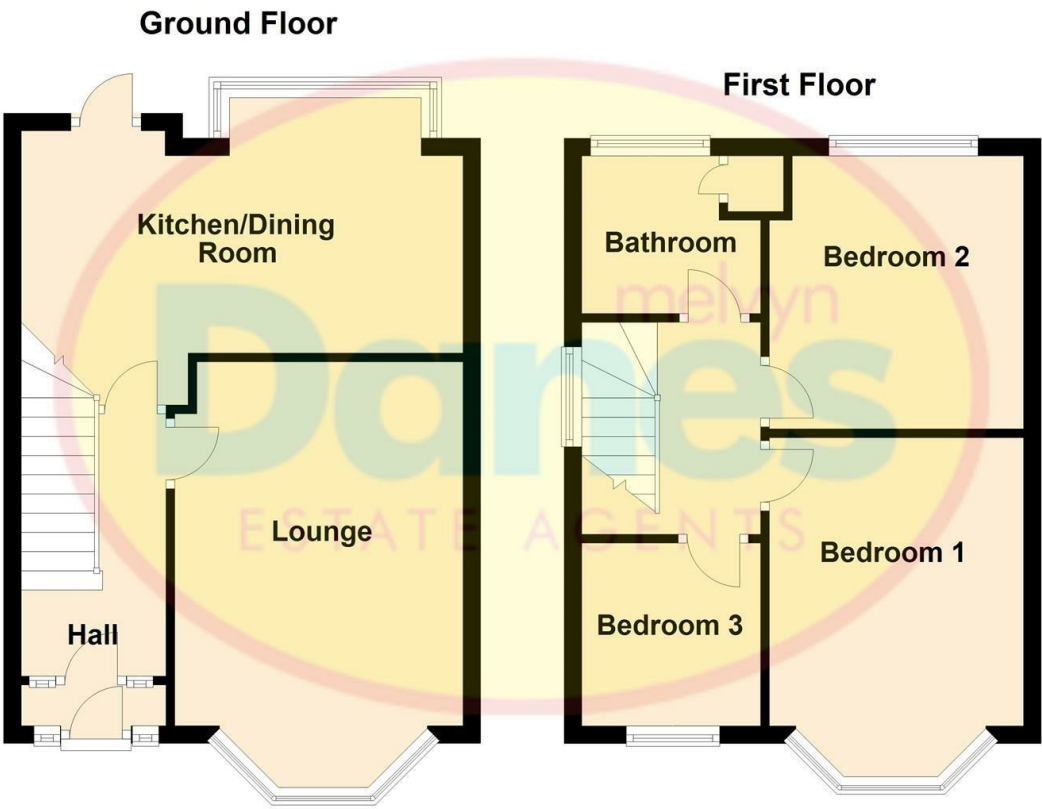
### SIDE PASSAGEWAY

Having light and power and wall mounted central heating boiler



FLOOR PLAN

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 but as yet we have not been able to verify this.

**VIEWING**  
By appointment only please with the Shirley office on 0121 744 2801.

**THE CONSUMER PROTECTION REGULATIONS**  
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**  
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Full Postal Address:**  
22 Avon Road Shirley Solihull  
B90 4RJ

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		61
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC