melvyn
Danes
ESTATE AGENTS
Welford Road
Shirley
Offers Around £450,000

Description

Welford Road is a sought after residential road being conveniently located for the amenities along the Stratford Road in the town centre of Shirley and falling within excellent school catchment areas.

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hostelries along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this full width extended and well presented traditional semi detached property which does need to be viewed to be appreciated. The ground floor accommodation has been extended to include a large open plan kitchen and dining room with sitting area, a utility room and useful ground floor shower room. There are three well proportioned bedrooms on the first floor along with the refitted family bathroom. There is a mostly boarded loft space, a full width front driveway with an electric car charge point and a good sized rear garden.

Accommodation

FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

FRONT RECEPTION ROOM
15'5" into bay x 10'6" (4.70m into bay x 3.20m)

SUPERB OPEN PLAN LIVING KITCHEN
24'5 max (11'5" min) x 22'7" max (8'8" min) (7.44m max (3.48m min) x 6.88m max (2.64m min))

UTILITY ROOM
6'0" x 5'0" (1.83m x 1.52m)

GROUND FLOOR SHOWER ROOM
6'2" x 4'8" (1.88m x 1.42m)

FIRST FLOOR LANDING

BEDROOM ONE
15'4" into bay x 11'7" (4.67m into bay x 3.53m)

BEDROOM TWO
15'10" into bay x 10'6" (4.83m into bay x 3.20m)

BEDROOM THREE
8'8" x 7'0" (2.64m x 2.13m)

FAMILY BATHROOM

REAR GARDEN

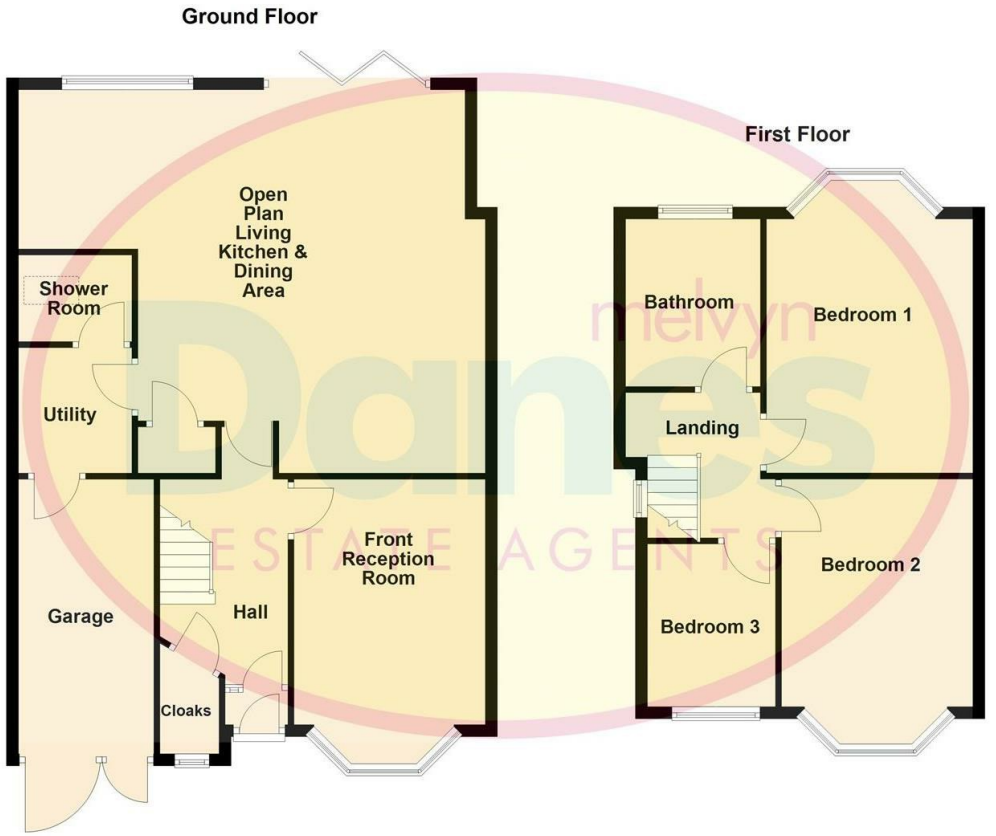
SIDE GARAGE
16'5" x 7'6" (5.00m x 2.29m)

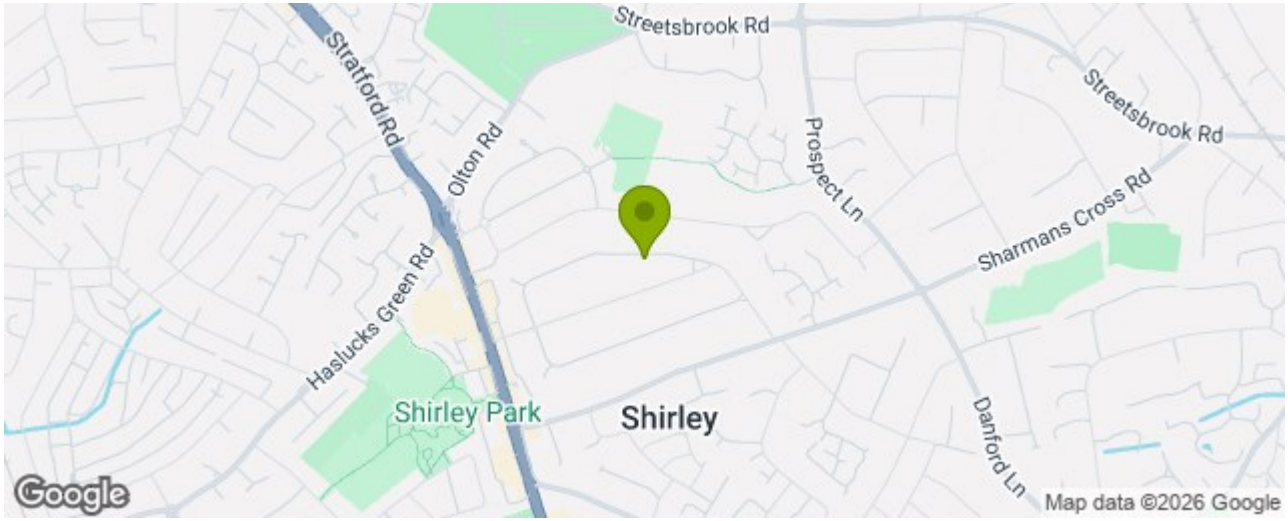
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/01/2026.

MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 12/01/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.





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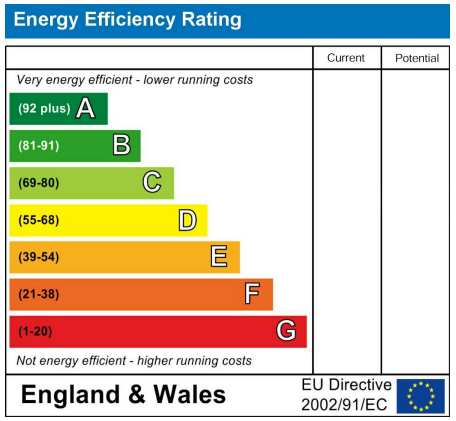
Council Tax Band: D



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.