



**melvyn**  
**Danes**  
ESTATE AGENTS

**Velsheda Road**

**Shirley**

**Offers Around £349,950**



## Description

Velsheda Road leads from Haslucks Green Road at its junction with Colebrook Road. Local schools include Burman Infants School (with access from Velsheda Road), Haslucks Green Junior School, St James' School, Our Lady of the Wayside Catholic Primary School, Blossomfield Primary School. Senior schools include Tudor Grange Academy, St Peter's Catholic Secondary School, and Light Hall Secondary School to name but a few. Education facilities are subject to confirmation from the Education Department.

There are a number of local shops and Shirley Railway Station within Haslucks Green Road. Commuters are particularly well served with regular local bus links into the centres of Shirley and Solihull, and to the city of Birmingham and its outlying suburbs. There are excellent train links to Birmingham City Centre, Stratford Upon Avon and London Marylebone.

The main A34 Stratford Road in Shirley (including the new Park Gate development) has an excellent array of leisure and shopping facilities, where you can enjoy the convenience of gymnasiums along with a choice of independently run outlets and major superstores like Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice; within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés, pubs and bars. There is a further choice of major Superstores and Supermarkets on the nearby Retail Park - for furniture, carpets, electricals, DIY, household and gardening.

A thriving business community extends down the Stratford Road to the Cranmore, Widney and Monkspath Business Parks and Blythe Valley Business Parks which straddle 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 with a direct high speed train to London.

An ideal location for this extended family home which has been refurbished to a high standard by the current owners who have been in occupation for nearly 40 years. Within the last couple of years the property has benefitted from replacement windows to the majority; replacement boiler and central heating radiators; updates to the electrics and re-rendering with modern render, and partial redecoration. The modernisations did not end there though, as there has also been a new 'Wren' kitchen with integrated appliances, a replacement bathroom, refitted guest cloak WC and new floor coverings throughout. Rarely does a property come to the market that has been as fastidiously maintained and to avoid disappointment we really would recommend early viewing.





**FRONT DRIVEWAY PARKING**

**RECESSED PORCH**

**RECEPTION HALLWAY**

**GUEST CLOAKS WC**

**LOUNGE**

16'8" into bay x 10'10" (5.08m into bay x 3.30m)

**EXTENDED & REFITTED DINING KITCHEN**

17'4" max x 16'10" max (5.28m max x 5.13m max)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'4" x 10'0" max (3.76m x 3.05m max)

**BEDROOM TWO**

10'11" x 10'1" (3.33m x 3.07m)

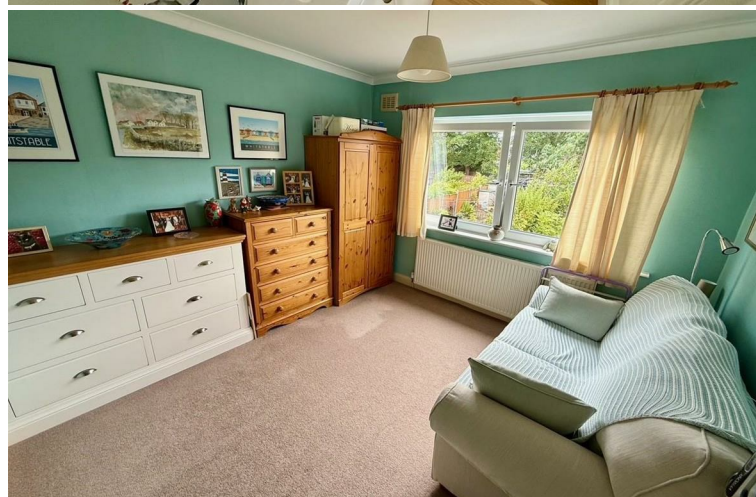
**BEDROOM THREE**

8'0" x 7'1" (2.44m x 2.16m)

**REFITTED BATHROOM**

**REAR GARDEN**

**MOSTLY BOARDED LOFT SPACE WITH LADDER**





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 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/07/2025. Actual service availability at the property or speeds received may be different.

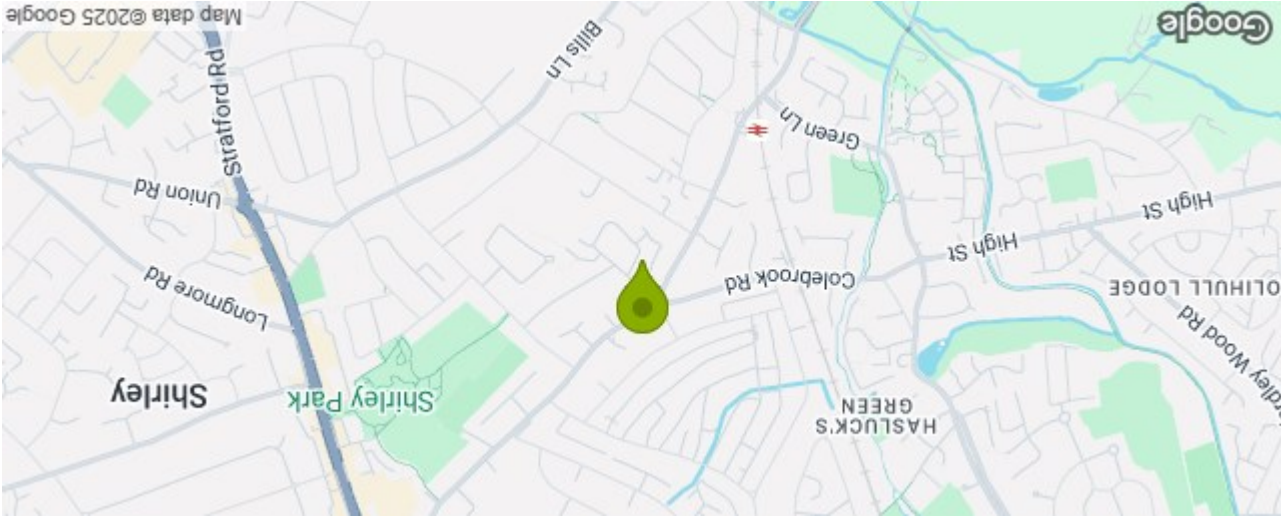
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

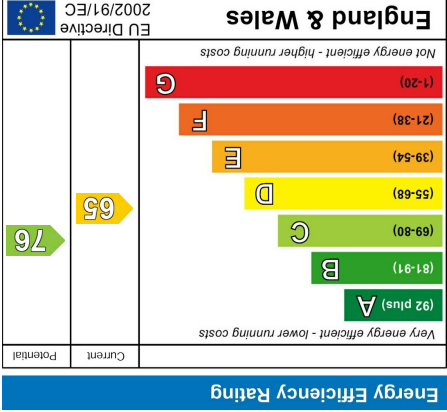
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.



129 Velsheda Road Shirley Solihull B90 2JP  
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.