



**Danes**  
melvyn  
ESTATE AGENTS

**Velshed 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 gyms 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 cloaks 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.



## Accommodation

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)

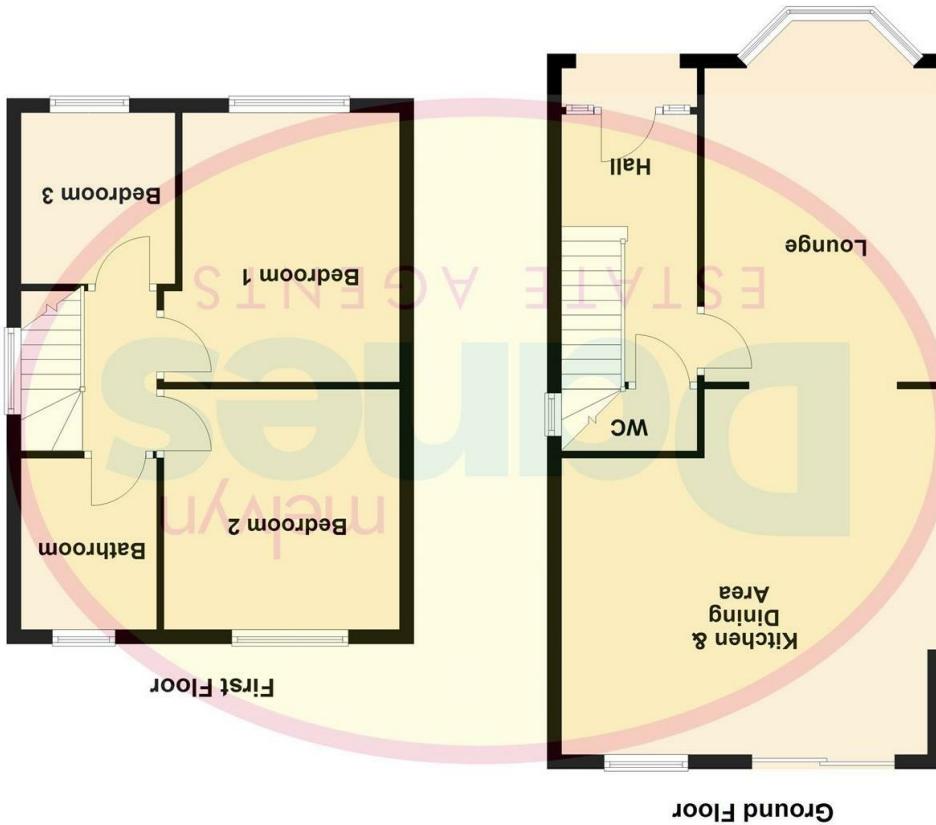
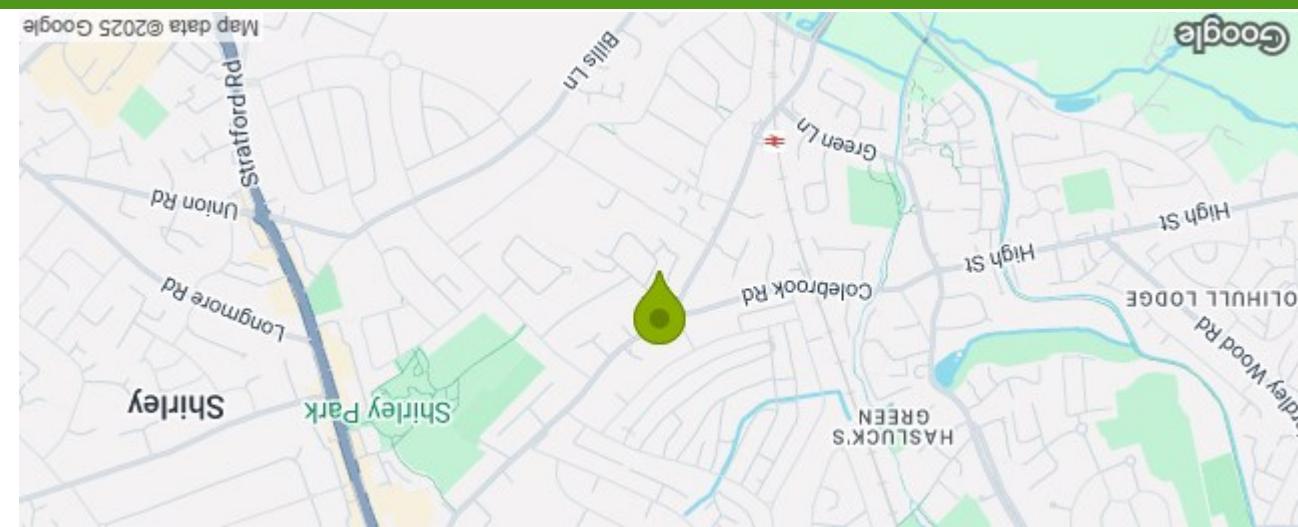
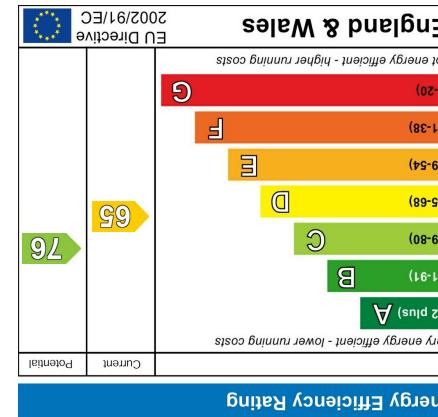
REFITTED BATHROOM

REAR GARDEN

MOSTLY BOARDED LOFT SPACE  
WITH LADDER



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 may not be reliable on and do not form part of any contract.



**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Convalescent, Financial Services and Suretying.

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.

Money Laundering Registrations: 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 registrations, and to review this from time to time. To avoid the possibility of repeat detailed identity information from vendors and intermediaries purchasing, we may use services which review identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence of information within a reasonable time, we may have to stop accepting for you and we would ask co-operation in order that there will be no delay in agreeing a reasonable fee of £25 inclusive.

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 legal and general advice on all legal and general matters and information from their solicitor. Licenser and do not by these particulars or otherwise verify or warrant that they are in working order.

16/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**BROADBAND:** We understand that the standard download speed at the property is around 15 Mbps, however please note that results will vary depending on the time of day. The estimated fastest download speed at the property is around 1800 Mbps. Data taken from [checkfor.com.org.uk](http://checkfor.com.org.uk) on 16/07/2025. Actual service availability at the property or speeds received may be different.