
melvyn
Danes
ESTATE AGENTS
Velsheda Road
Shirley
Offers Over £325,000

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 much extended family home which is in need of some updating throughout but offers essentially over 1500 square feet of accommodation that could be altered to suit a variety of families. The house has a garden to the rear, driveway parking to the front and side garage/store room. The first floor extension is split via a stud wall into two bedrooms but this could easily be removed to make one larger bedroom if any interested purchaser wanted to. Similarly the ground floor accommodation could be reconfigured to give a much more open plan flow - with a little imagination this really could be the perfect family home with enough space for the whole family!













Accommodation

DRIVEWAY PARKING

PORCH ENTRANCE

OPEN PLAN LIVING ROOM
17'5" max x 14'5" into bay (5.31m max x 4.39m into bay)

ADDITIONAL SITTING ROOM
12'3" x 13'0" (3.73m x 3.96m)

DINING KITCHEN
17'4" x 11'11" max (7'6" min) (5.28m x 3.63m max (2.29m min))

CONSERVATORY
8'2" x 7'9" (2.49m x 2.36m)

UTILITY ROOM
11'6" x 7'1" (3.51m x 2.16m)

REAR PORCH

GROUND FLOOR WC

GARAGE/STORE
12'3" x 13'2" max (3.73m x 4.01m max)

FIRST FLOOR LANDING

BEDROOM ONE
11'7" x 10'11" (3.53m x 3.33m)

BEDROOM TWO
12'5" x 10'11" max (3.78m x 3.33m max)

BEDROOM THREE
11'7" x 6'1" (3.53m x 1.85m)

BEDROOM FOUR
8'9" x 7'0" (2.67m x 2.13m)

BEDROOM FIVE
8'0" x 7'0" (2.44m x 2.13m)

SHOWER ROOM

REAR GARDEN







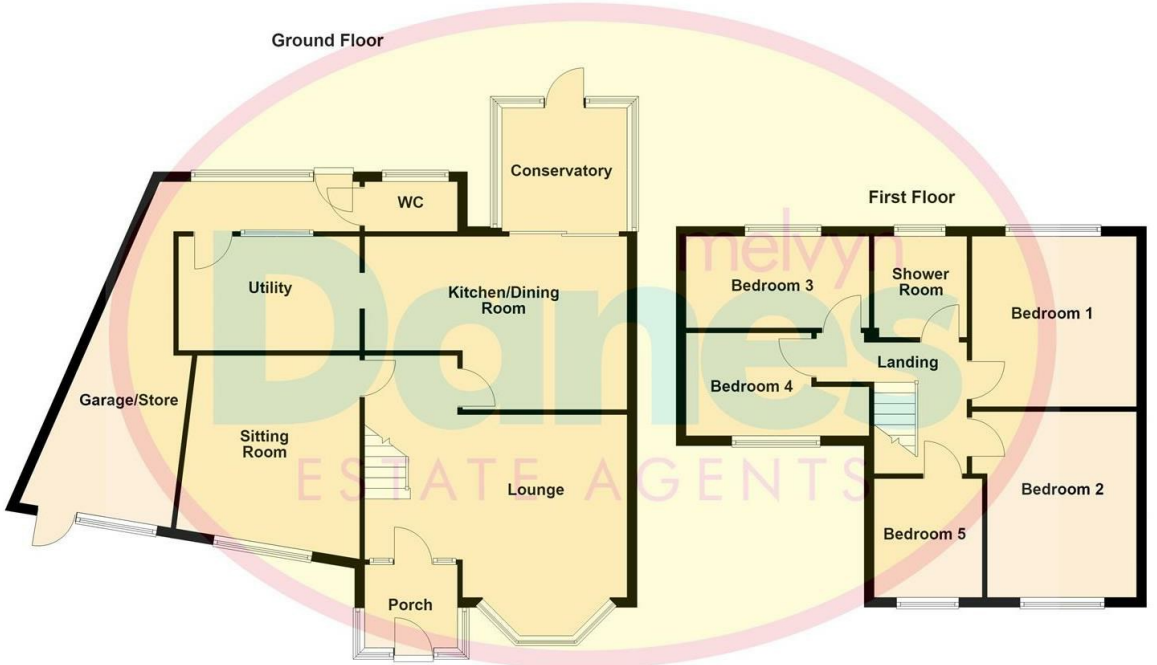

TENURE: We are advised that the property is Freehold.

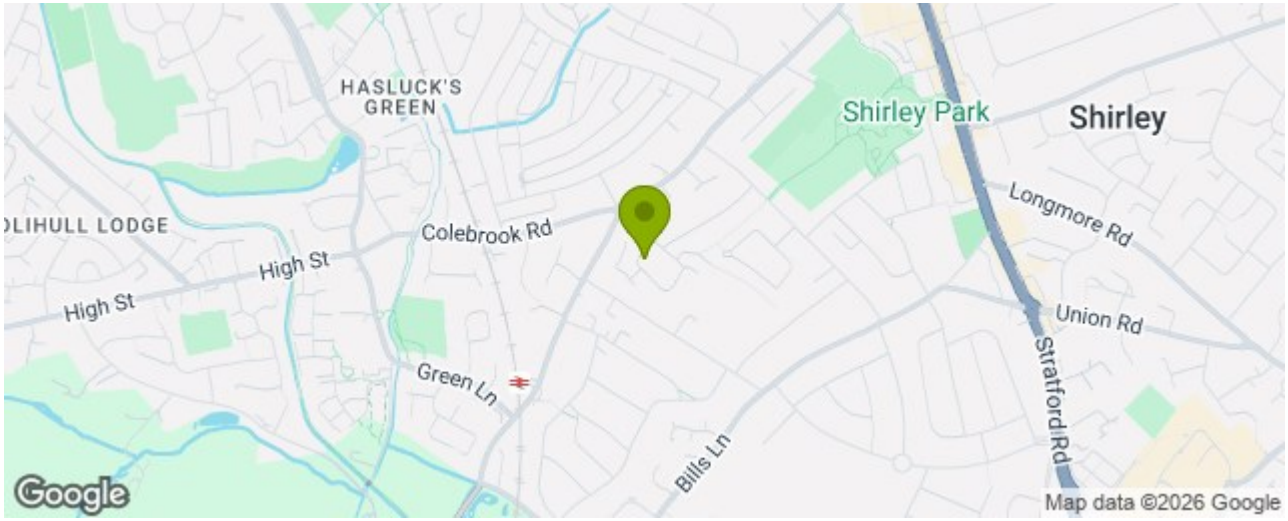
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 02/07/2026 we understand that the standard broadband download speed at the property is around 15 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.

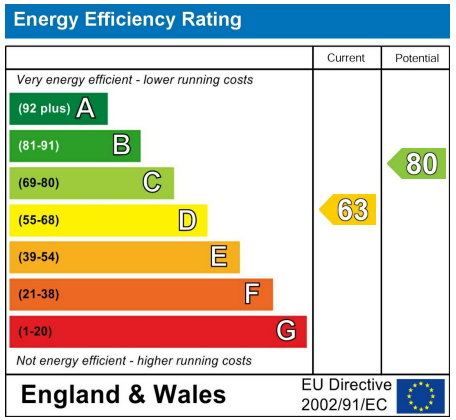
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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





78 Velsheda Road Shirley Solihull B90 2JN
Council Tax Band: E



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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