

Watwood Road, Shirley

Offers Around £309,950

- DRIVEWAY
- HALLWAY
- DINING ROOM
- KITCHEN
- SHOWER ROOM
- STORM PORCH
- LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- REAR GARDEN

Watwood Road is typical of the 1930's tree lined streets of Shirley and Hall Green along its length are similar traditional bay fronted properties. The road links between Delrene Road and Stroud Road.

Situated along Haslucks Green Road is a small parade of local shops and Haslucks Green Junior School. Velsheda Road leads off Haslucks Green Road and provides access to Burman Infant School. We are advised that senior schooling is catered for at Light Hall School, and Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School is on the nearby A34 Stratford Road. Education facilities are subject to confirmation from the Education Department.

On the Stratford Road one will find 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. Including the new Parkgate Development and Asda. Also along the A34 is the community centre, a wide choice of restaurants and hostelrys and access to Shirley Park, which can also be accessed from Haslucks Green Road. Shirley Railway Station is sited off Haslucks Green Road and offers commuter services between Stratford upon Avon and Birmingham. Frequent bus services operate within Haslucks Green Road and along the Stratford Road taking one into the city centre of Birmingham and its outlying suburbs or into nearby Solihull.

An ideal location therefore for this traditional semi detached property which sits back from the road behind a front tarmacadam driveway leading to a storm porch and double glazed door which opens directly to the

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing, wooden floor, opening to kitchen and door to

LOUNGE

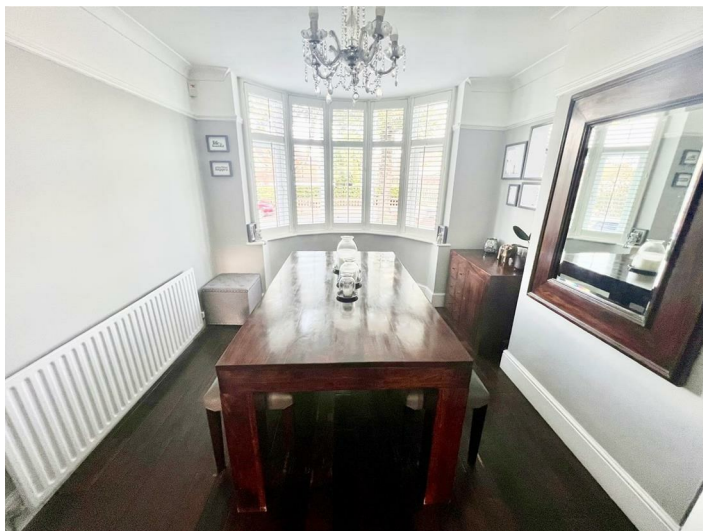
11'11" x 9'11" (3.63m x 3.02m)



Having double glazed French doors to conservatory, ceiling light point, central heating radiator, picture rail, gas fire and double doors opening to

DINING ROOM

13'1" into bay x 10'2" (3.99m into bay x 3.10m)



Having double glazed bay window to front elevation,, ceiling light point and central heating radiator

KITCHEN

6'10" x 5'8" (2.08m x 1.73m)



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, built in oven, four ring electric hob, ceiling light point and door to side passage

CONSERVATORY

7'3" x 9'3" (2.21m x 2.82m)

Having double glazed windows and double glazed French doors to rear garden

SIDE PASSAGE

Providing front to back access and having wall mounted gas central heating boiler and space and plumbing for washing machine

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and shower room

BEDROOM ONE

13'0" into bay x 10'2" (3.96m into bay x 3.10m)



Having double glazed bay window to front elevation, ceiling light point, central heating radiator and picture rail

BEDROOM TWO

12'0" x 8'1" to front of wardrobes (3.66m x 2.46m to front of wardrobes)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and picture rail

BEDROOM THREE

6'11" x 5'6" (2.11m x 1.68m)

Having double glazed window to front elevation, ceiling light point, central heating radiator and picture rail

SHOWER ROOM



Having double glazed window to rear elevation, shower cubicle with raindrop head and separate hand held attachment, vanity unit with wash hand basin, low level wc, chrome heated towel rail and recessed lights

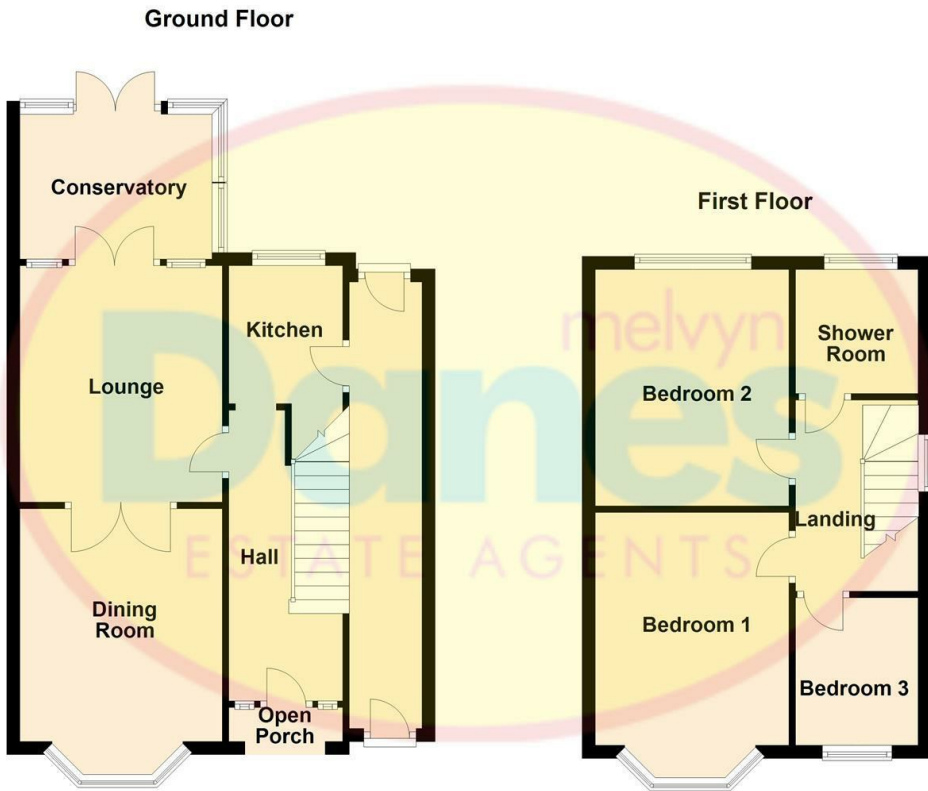
REAR GARDEN



Having paved patio with the rest laid mainly to lawn with paved path leading to the back of the garden

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.



Total area: approx. 87.6 sq. metres (942.8 sq. feet)

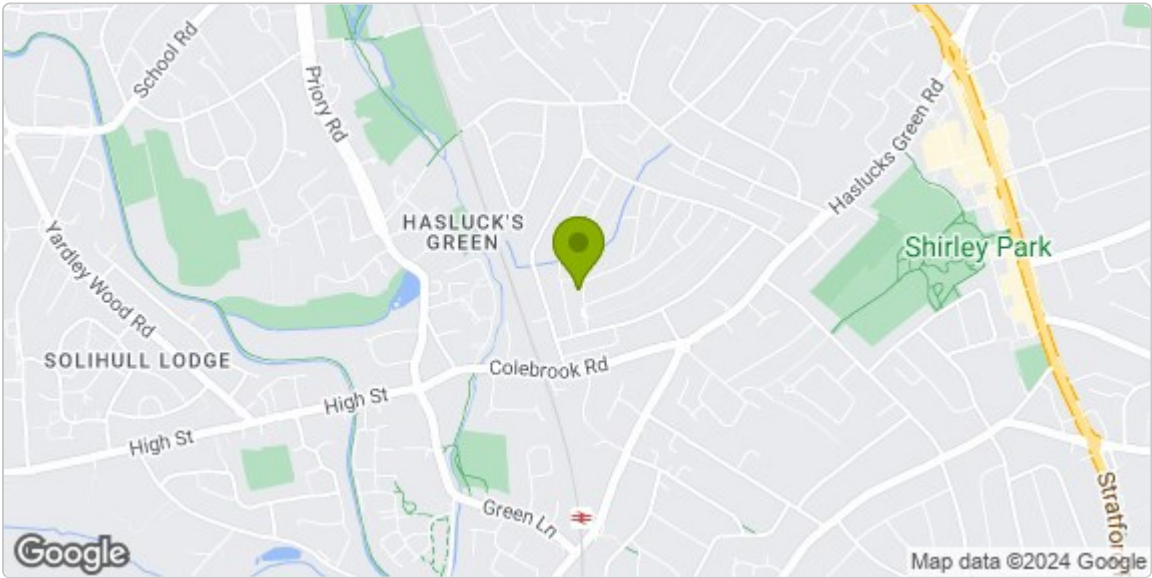
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND:

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

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
111 Watwood Road Shirley
Solihull B90 2HX

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC