melvyn
Danes
ESTATE AGENTS
76
Newborough Road
Shirley
Offers Around £309,950

Description

Newborough Road leads from Haslucks Green Road in which is sited local shops, Shirley Railway Station, access to Shirley Park and Haslucks Green Junior School, with Burman Infant School leading from it via Velsheda Road. We are advised that senior schooling for the area is at Light Hall School, although education facilities are subject to confirmation from the Education Department.

A local bus service operates within Newborough Road and a local terminus exists at its junction with Baldwins Lane where there are further local shops. The main shopping area is on the main A34 Stratford Road and also here one will find a thriving business community which extends down onto the Cranmore, Widney and Monkspath Business Parks, and beyond here to the Blythe Valley and Provident Business Parks which straddle the junction with the M42 motorway. A short drive down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area will be found on the main A34 Stratford Road, a little over a mile from the property. Here one will find a wide choice of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Marshall Lake Retail Park, a wide choice of restaurants and hostelries, access to Shirley Park, and a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks and Blythe Valley Business Park which is situated on 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.

An excellent location therefore for this extended traditional semi detached house which is presented well throughout. The property has a full width extension across the back enlarging the kitchen and rear reception room. There is a pleasant garden to the rear with a useful store room with power (not tested). The front driveway also has wiring for an EV charger.

Accommodation

FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

EXTENDED LOUNGE
18'5" x 9'10" max (5.61m x 3.00m max)

DINING ROOM
12'0" into bay x 9'10" (3.66m into bay x 3.00m)

EXTENDED KITCHEN
15'8" x 6'5" max (4.78m x 1.96m max)

LANDING

BEDROOM ONE
12'4" max x 9'10" (3.76m max x 3.00m)

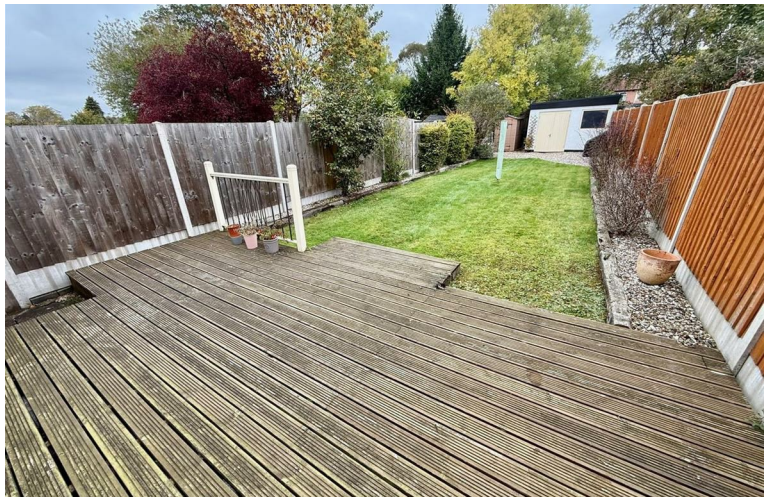
BEDROOM TWO
12'4" max x 9'6" (3.76m max x 2.90m)

BEDROOM THREE
6'4" x 5'4" (1.93m x 1.63m)

BATHROOM WITH SHOWER

REAR GARDEN

GARDEN STORE
12'4" x 11'0" (3.76m x 3.35m)

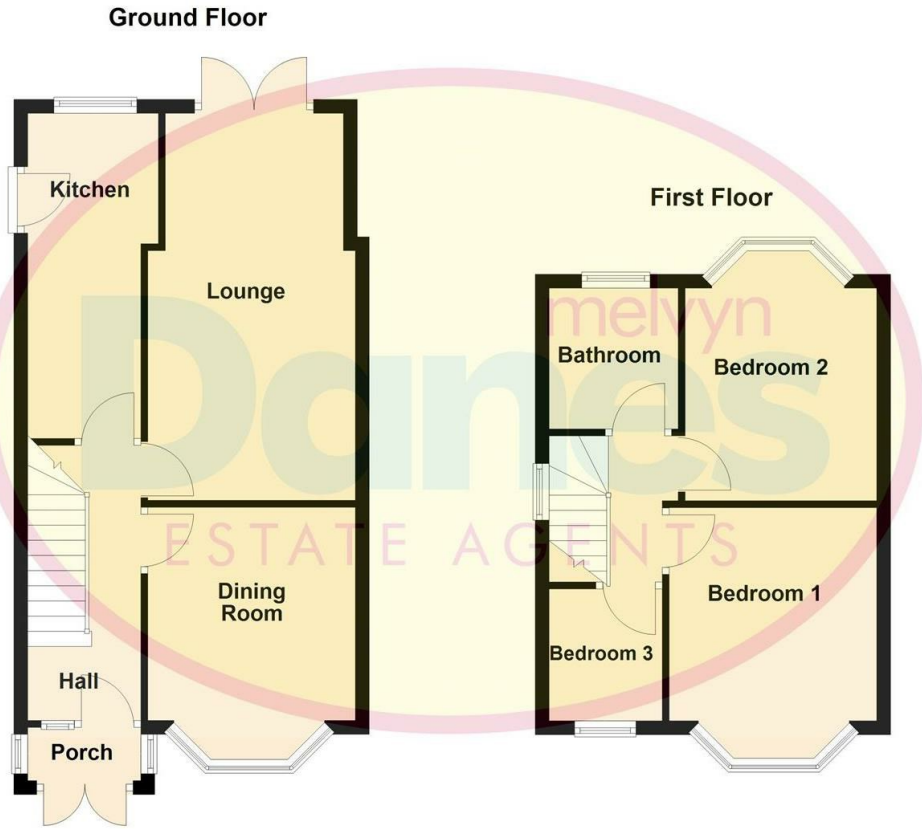


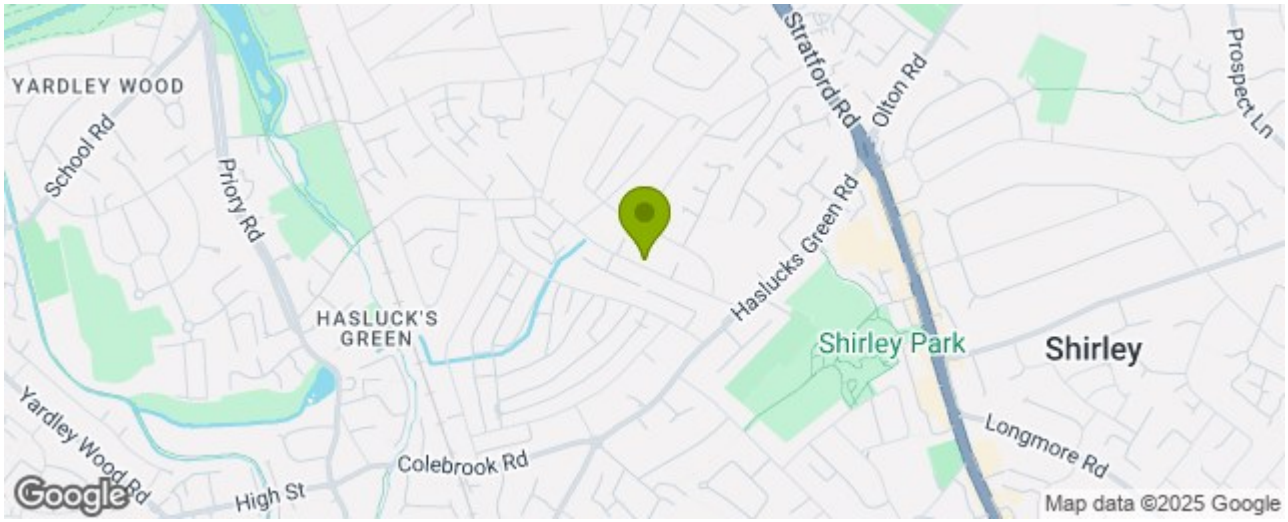
TENURE: We are advised that the property is Freehold.

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 14/10/2025.

MOBILE: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. (data taken from checker.ofcom.org.uk on 14/10/2025). 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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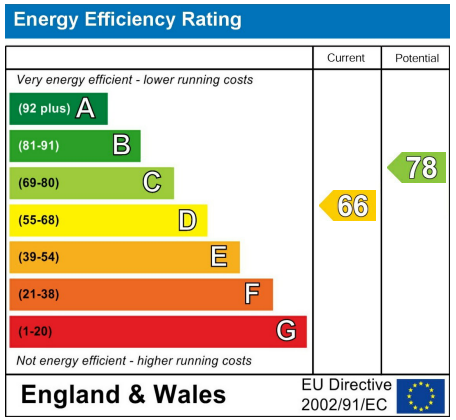
Council Tax Band: C



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.

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