



melvyn  
**Danes**  
ESTATE AGENTS

Acheson Road  
Shirley  
Offers Around £335,000

## Description

Acheson Road is well located for the amenities of Shirley, being situated just off Colebrook Road in a most convenient position for local buses and Shirley Railway Station.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Burman Infant School in Velsheda Road, and junior schooling is at Haslucks Green Junior School in Haslucks Green Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosteleries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore, for this extended and improved 1930's traditional semi detached house which is presented to an exceptional standard and in keeping with the period of the original construction of the house. The property sits back from the road behind a front driveway providing off road parking and has an established and private rear garden with a good sized double garage. Overall viewing is recommended to appreciate the quality of the presentation of the house and the fastidious attention to detail demonstrate throughout.



Accommodation

**FRONT DRIVEWAY PARKING**

**RECESSED PORCH**

**RECEPTION HALLWAY**

**LOUNGE AREA**

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

**DINING AREA**

13'4" max x 10'0" (4.06m max x 3.05m)

**EXTENDED BREAKFAST KITCHEN**

20'6" max x 9'9" max (5'5" min) (6.25m max x 2.97m max (1.65m min))

**GROUND FLOOR WC**

**SIDE PASSAGEWAY UTILITY**

**LANDING**

**BEDROOM ONE**

13'6" into bay x 9'4" overall  
(3.96m'1.83m into bay x 2.84m overall)

**BEDROOM TWO**

12'10" into bay x 10'0" (3.91m into bay x 3.05m)

**BEDROOM THREE**

7'0" x 5'3" (2.13m x 1.60m)

**BATHROOM**

**DELIGHTFUL REAR GARDEN**

**DETACHED DOUBLE GARAGE**

19'11" x 17'9" (6.07m x 5.41m)



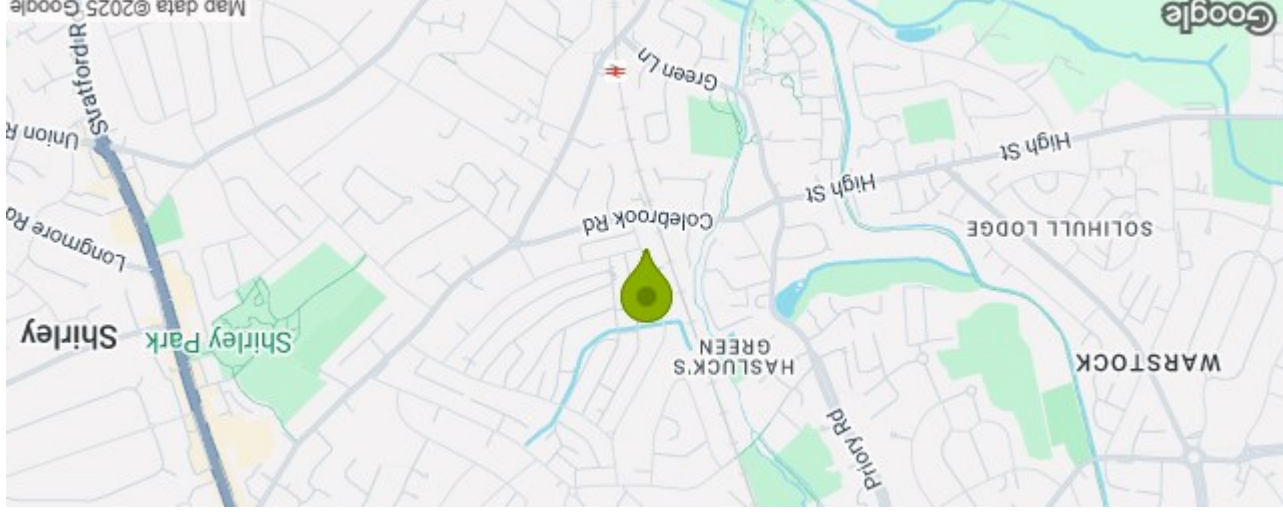
TENURE: We are advised that the property is Freehold.

ROADBAND: We understand that the standard broadband download speed at the property is around 12 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 01/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 01/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

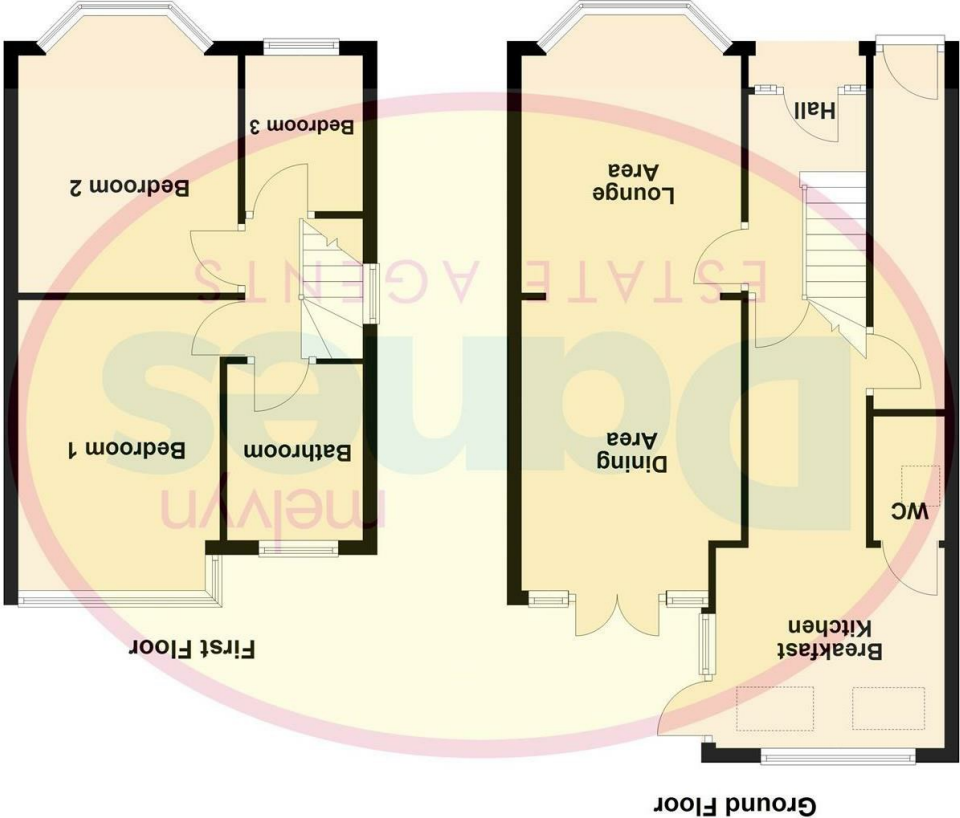
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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.

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 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 the sale.



| Energy Efficiency Rating  |   |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
|---|---|---|-----------|---|---------|---|---------|---|---------|---|---------|---|---------|---|--------|
| Potential   | Very energy efficient - lower running costs |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| Current   | Very energy efficient - lower running costs |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| <table border="1"> <tr> <td>A</td> <td>(92 plus)</td> </tr> <tr> <td>B</td> <td>(81-91)</td> </tr> <tr> <td>C</td> <td>(69-80)</td> </tr> <tr> <td>D</td> <td>(55-68)</td> </tr> <tr> <td>E</td> <td>(39-54)</td> </tr> <tr> <td>F</td> <td>(21-38)</td> </tr> <tr> <td>G</td> <td>(1-20)</td> </tr> </table> |   | A | (92 plus) | B | (81-91) | C | (69-80) | D | (55-68) | E | (39-54) | F | (21-38) | G | (1-20) |
| A   | (92 plus)                                   |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| B   | (81-91)                                     |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| C   | (69-80)                                     |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| D   | (55-68)                                     |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| E   | (39-54)                                     |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| F   | (21-38)                                     |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| G   | (1-20)                                      |   |           |   |         |   |         |   |         |   |         |   |         |   |        |
| Not energy efficient - higher running costs<br>EU Directive 2002/91/EC  |   |   |           |   |         |   |         |   |         |   |         |   |         |   |        |

211 Acheson Road Shirley Solihull B90 2JB  
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.