

A yellow oval logo with a green border containing the text 'melvyn Danes ESTATE AGENTS'.

melvyn
Danes
ESTATE AGENTS

Aqueduct Road

Shirley

Offers Over £300,000

Description

A well maintained three bedroom semi detached property is set back from the road behind a great size driveway providing ample parking for this well proportioned family home. The property is conveniently situated for many local amenities in the area including Shirley railway station, offering commuter services on the Birmingham to Stratford-upon-Avon line. Nearby you will find local shops sited in Colebrook Road and Haslucks Green Road. Local bus services operate in the area providing access to the City of Birmingham, Solihull Town centre and surrounding areas.

We are advised that the property is situated within the Light Hall Senior School catchment area, and is conveniently situated for Mill Lodge Junior - the latter being located on Aqueduct Road itself. Also available in the area are Burman Infant School and Haslucks Green Junior School. On the main Stratford Road will also be found Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School. Education facilities are subject to confirmation from the Education Department.

In the vicinity of the A34 Stratford Road is an excellent choice of shops including the new Parkgate Shopping centre, Solihull and Sears Retail Parks. Additionally the property is surrounded by several major superstores which are only a short distance away. There is a thriving business community in Shirley which extends south down the A34 to the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to the Blythe Valley Business Park which is sited on the junction of the M42 motorway. A journey down the motorway leads you to the A45 at junction 6 where you will find the National Exhibition Centre and Birmingham International Airport and Railway Station.

The property really does need to be viewed to be appreciated and boasts an entrance hallway, kitchen, lounge and dining area, three good size bedrooms and family bathroom.



Accommodation

PORCH

HALLWAY

LOUNGE AREA

11'11" x 19'11" (3.63m x 6.07m)

DINING ROOM

8'3" x 11'11" (2.51m x 3.63m)

KITCHEN

9'11" x 7'10" (3.02m x 2.39m)

FIRST FLOOR LANDING

BEDROOM ONE

15'6" x 9'2" (4.72m x 2.79m)

BEDROOM TWO

11'11" x 10'5" (3.63m x 3.18m)

BEDROOM THREE

9'11" x 10'3" (3.02m x 3.12m)

FAMILY BATHROOM

SINGLE GARAGE

14'9" x 7'7" (4.50m x 2.31m)

REAR GARDEN



