Withybrook Road

Shirley

Offers Around £184,950

Description

Withybrook Road is a small cul-de-sac constructed by Bryant Homes in 1976 and is a mix of houses and maisonettes.

Conveniently positioned to take advantage of the local facilities in Shirley which offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries 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.

An ideal location therefore for this purpose built property which has the major benefit of an extended lease and is being sold with no upward chain. The well maintained accommodation is double glazed and gas centrally heated and would make an ideal first purchase or investment property.

Accommodation

BIN STORE

ENTRANCE LOBBY

CENTRAL LANDING RECEPTION

LOUNGE DINER
16'4" max x 10'11" max (4.98m max x 3.33m max)

KITCHEN
8'9" x 8'1" (2.67m x 2.46m)

BEDROOM ONE
16'0" x 9'6" (4.88m x 2.90m)

BEDROOM TWO
9'5" x 9'4" (2.87m x 2.84m)

BATHROOM

SINGLE GARAGE EN BLOC

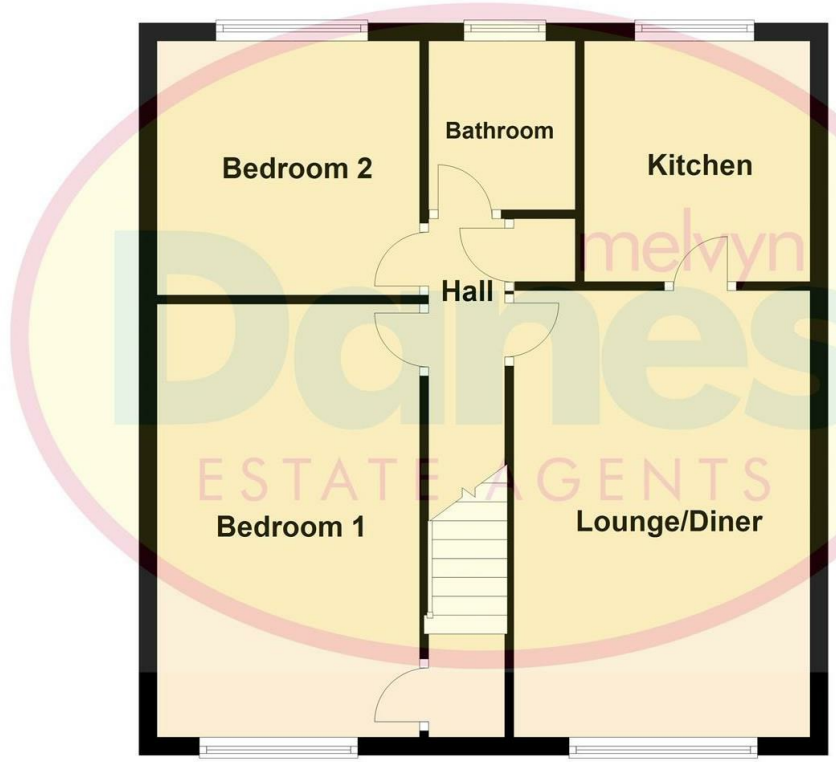
TENURE: We are advised that the property is Leasehold with 139 years remaining on the lease.

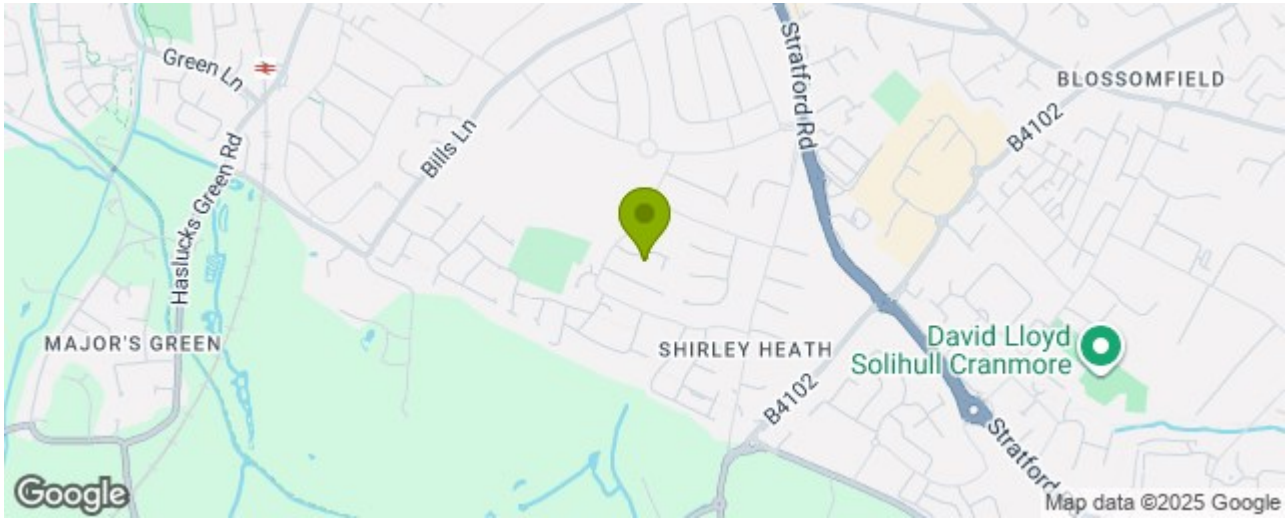
BROADBAND: We understand that the standard broadband download speed at the property is around 24 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 11/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 11/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

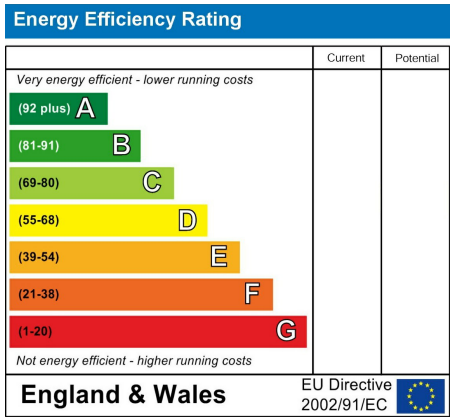
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact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

First Floor





26 Withybrook Road Shirley Solihull B90 2RZ
Council Tax Band: B



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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