

melvyn
Danes
ESTATE AGENTS

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FOR SALE

Union Road

Shirley

Offers Around £385,000

Description

Union Road is located linking Longmore Road with the main A34 Stratford Road in the centre of Shirley.

We are advised that the property is situated within the catchment area of Alderbrook School on Blossomfield Road with infant schooling being at Blossomfield Infant School in Eastcote Close, and junior schooling being at nearby Shirley Heath School, which is situated in Coombe Road. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley is just a short walk away and offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys 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 excellent location therefore for this deceptively spacious Edwardian end of terrace house which has been considerably extended on the ground floor.

Sitting back from the road behind a full width driveway and partially glazed front door with decorative canopy over, opening to the



ENTRANCE PORCH

Having front door providing access to the

HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation with storage cupboard below and doors opening to the lounge, dining room and kitchen

LOUNGE

15'9" x 13'3" (4.80m x 4.04m)



Having UPVC double glazed bay window to the front, ceiling light point, tiled fireplace with wood burner stove, two wall light points and deep moulded coved cornice to the ceiling

DINING ROOM

13'2" x 10'9" (4.01m x 3.28m)

Having tilt and turn UPVC double glazed window to the rear, ceiling light point, central heating radiator, coved cornice to the ceiling and fireplace with wall mounted electric fire

BREAKFAST KITCHEN

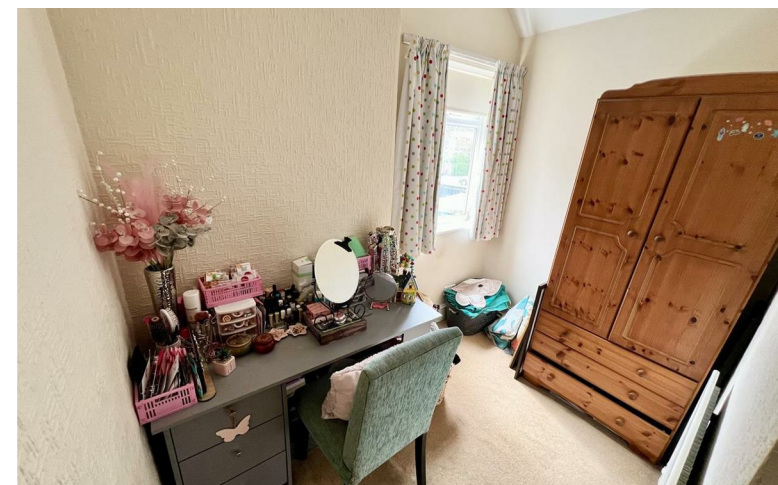
20'4" x 8'5" (6.20m x 2.57m)



Having two UPVC double glazed windows to the side and UPVC double glazed door to the rear yard, recessed lights, central heating radiator, wall and base mounted storage units with work surfaces over, double electric oven, four ring gas hob, integrated fridge freezer, integrated washing machine, integrated dishwasher and door opening to the

INNER HALLWAY

Having doors to the ground floor bathroom and



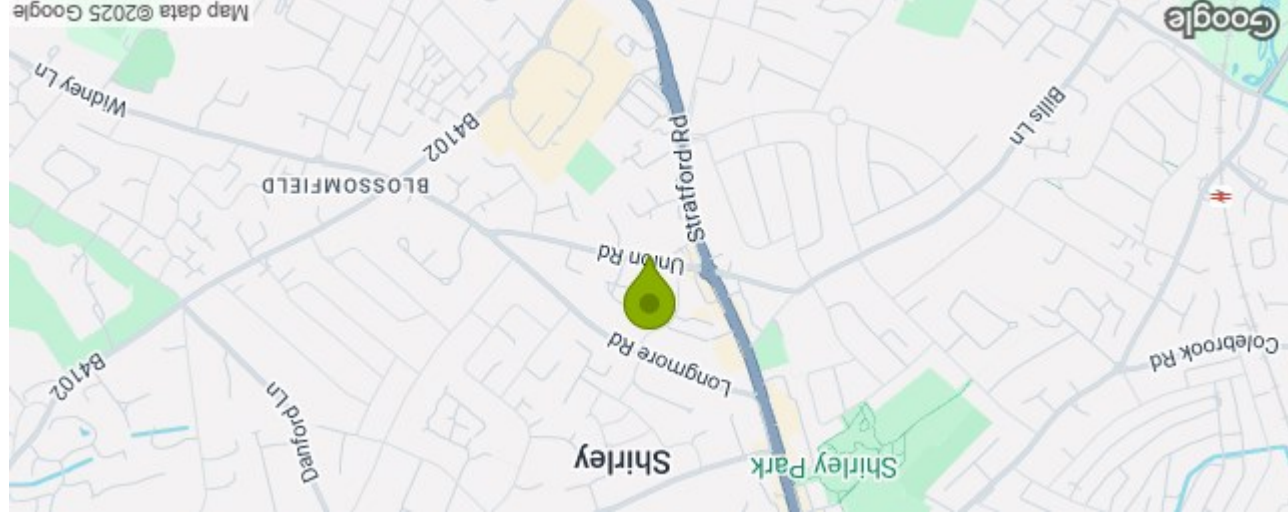
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: B

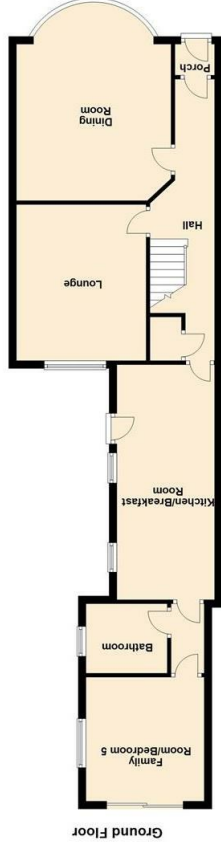
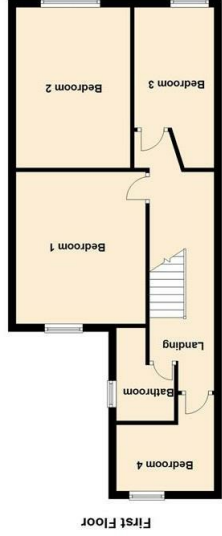
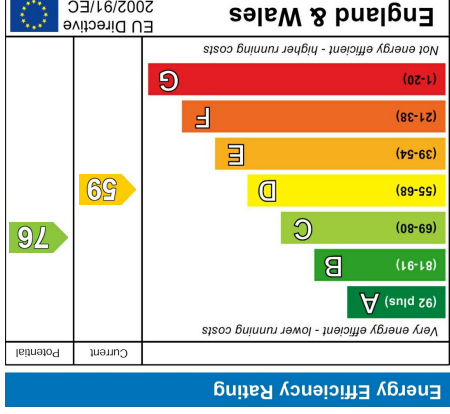
VIEWING: By appointment only with the office on the number below.

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.



24 Union Road Shirley Solihull B90 3DQ
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.