



**Danes**  
melvyn  
ESTATE AGENTS

**Hurdis Road  
Shirley  
Offers Around £335,000**



## Description

Hurdis Road conveniently links Bills Lane with Haslucks Green Road. Through the park entrance on Hurdis Road which is further along the road, one can walk through directly into Shirley town centre and right into the centre of the vibrant 'Heart of Shirley' development.

Schooling for Shirley is of particular renown and the property falls within the immediate catchment of Burman Infant School in Velsheda Road, whilst Junior Schooling is at Haslucks Green Junior School in Haslucks Green Road. Also nearby, on Halifax Road you will find St James's School which is part of the Tudor Grange Academy. The nearby secondary school is Lighthall School which is located on Hathaway Road, 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 hosteries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town 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 well proportioned semi detached house which enjoys a delightful West facing rear garden which attracts the afternoon sun; a good sized third bedroom and driveway parking to the front. The property benefits from a good sized conservatory to the rear which enhances the ground floor living space and should ideally be viewed to be appreciated.



## Accommodation

FRONT BLOCK SET DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

DINING ROOM

14'5" into bay x 11'4" max (4.39m into bay x 3.45m max)

LOUNGE

12'5" x 10'5" max (3.78m x 3.18m max)

CONSERVATORY

15'11" x 9'4" (4.85m x 2.84m)

KITCHEN

12'5" x 6'3" (3.78m x 1.91m)

LANDING

BEDROOM ONE

12'4" x 11'4" (3.76m x 3.45m)

BEDROOM TWO

12'5" x 10'4" (3.78m x 3.15m)

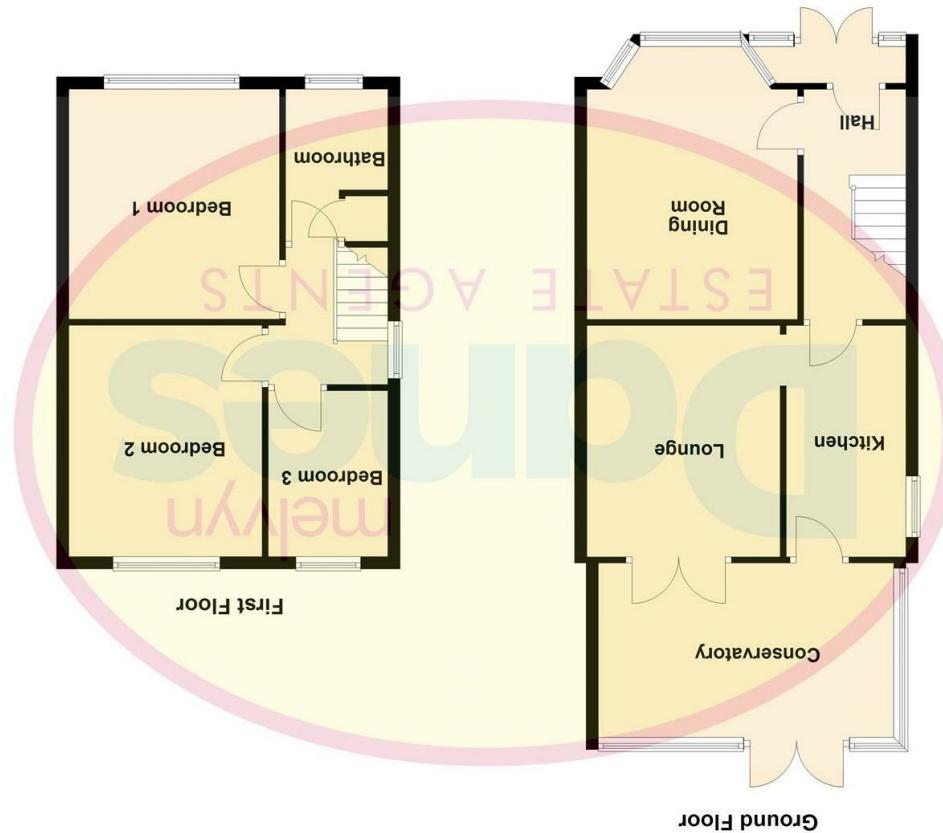
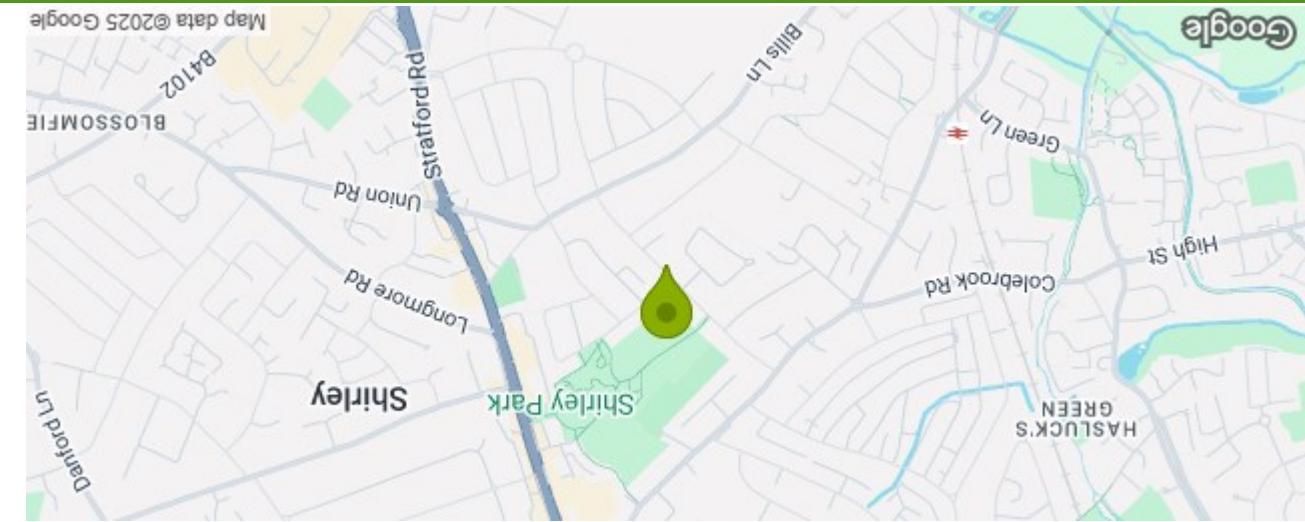
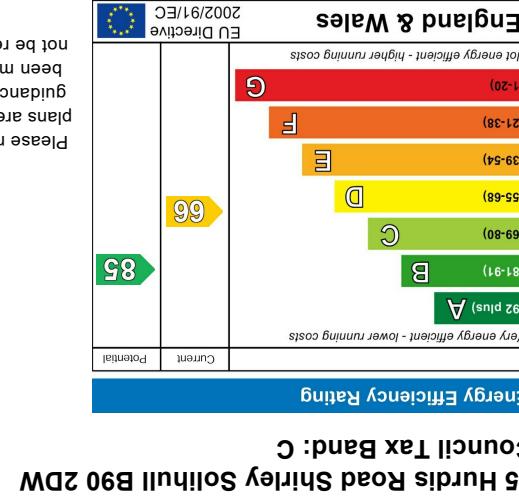
BEDROOM THREE

8'6" x 6'7" (2.59m x 2.01m)

BATHROOM

WEST FACING REAR GARDEN





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BROADBAND: We understand that standard broadband download speed at the property is around 17 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.rock.com.org.uk on 27/03/2025. Actual service availability at the property or speeds received may be different.