

melvyn
Danes
ESTATE AGENTS

Stratford Road
Shirley
Offers Around £170,000

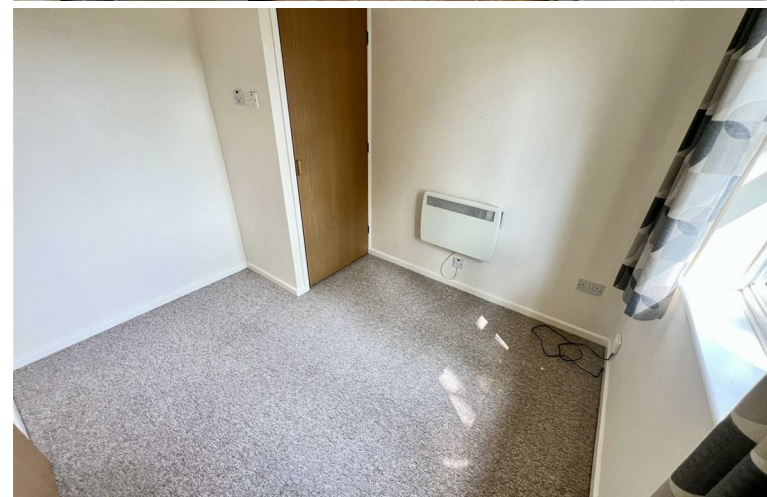
Description

The property is situated in a small cul-de-sac located just off the main Stratford Road close to the town centre of Shirley. Along the main road run regular bus services into the City of Birmingham and nearby central Solihull, where there are excellent shopping and business facilities.

Festooned along the Stratford Road are an excellent range of shops, including a wide choice of Supermarkets and Superstores on the nearby Retail Park. A thriving business community exists along the Stratford Road and this extends down to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here a journey of some three miles from the property, to the M42 motorway, forming the hub of the Midlands motorway network.

Schooling in Shirley is of considerable renown. We are advised that junior and infant schooling is catered for at Haslucks Green Junior and Burman Infant School, with senior schooling for the property being at Light Hall School. There is Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road and the town centre of Solihull boast Sixth Form Colleges. Education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this first floor maisonette which is set back from the road behind an allocated parking space. Inside the property stairs rise to a hallway where the two bedrooms, bathroom and lounge with the kitchen off. To the front of the property is an allocated parking space and there is also a single garage en bloc. The property benefits from having an extended lease and is offered with no upward chain.



HALLWAY

LOUNGE DINER

17'9" x 11'2" (5.41m x 3.40m)

KITCHEN

7'6" x 7'6" (2.29m x 2.29m)

BEDROOM ONE

9'6" x 11'2" (2.90m x 3.40m)

BEDROOM TWO

9'2"max x 7'10"max (2.79mmax x
2.39mmax)

BATHROOM

GARAGE EN BLOC

16'2" x 8'1" (4.93m x 2.46m)

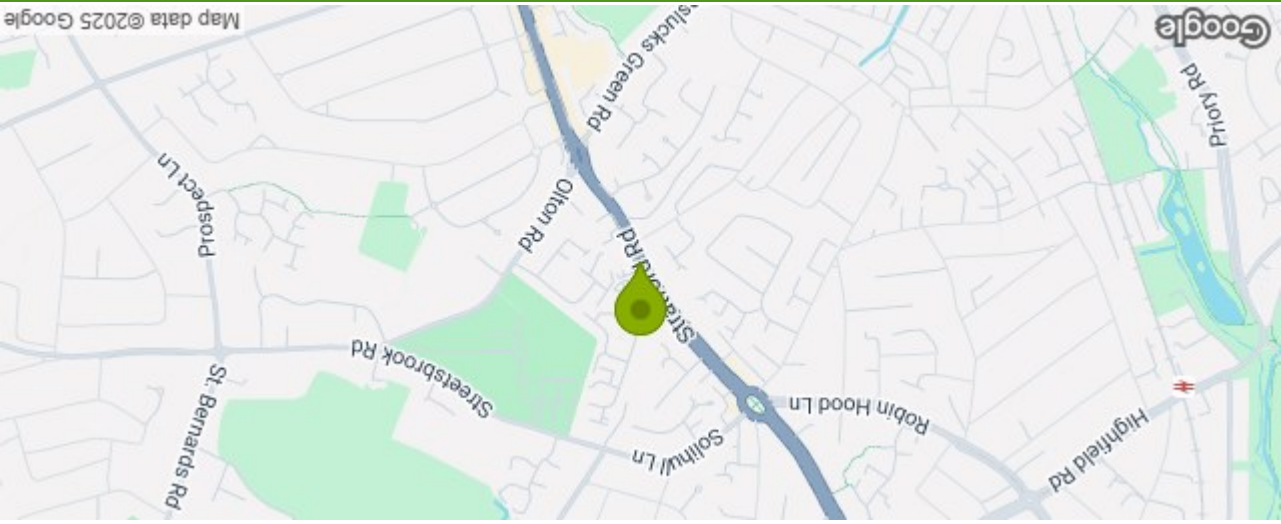
ALLOCATED PARKING SPACE

TENURE: We are advised that the property is Leasehold with 145 years remaining on the lease. There is a service charge of approximately £549.13 half yearly and there is no ground rent.

BROADBAND: We understand that the 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.ofcom.org.uk on 02/05/2025. 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 02/05/2025). 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.



65 Stratford Road Shirley Solihull B90 3NB
Council Tax Band: B

Energy Efficiency Rating		
EU Directive 2002/91/EC	Current	Potential
	75	79
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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.

