



Union Road, Shirley

Offers Around £274,950

- CANOPY PORCH
- DINING ROOM
- UTILITY/BREAKFAST ROOM
- BATHROOM
- REAR GARDEN
- LIVING ROOM
- KITCHEN
- THREE BEDROOMS
- DRIVEWAY
- NO UPWARD CHAIN

Union Road is located linking Longmore Road with the main A34 Stratford Road in the centre of Shirley. A generous sized property in need of updating.

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 traditional end of terrace property which does require some cosmetic updating but offers enormous potential to create a charming home in this popular location.

Sitting back from the road behind a gravel driveway which extends to the

CANOPY PORCH

Having front door opening to the

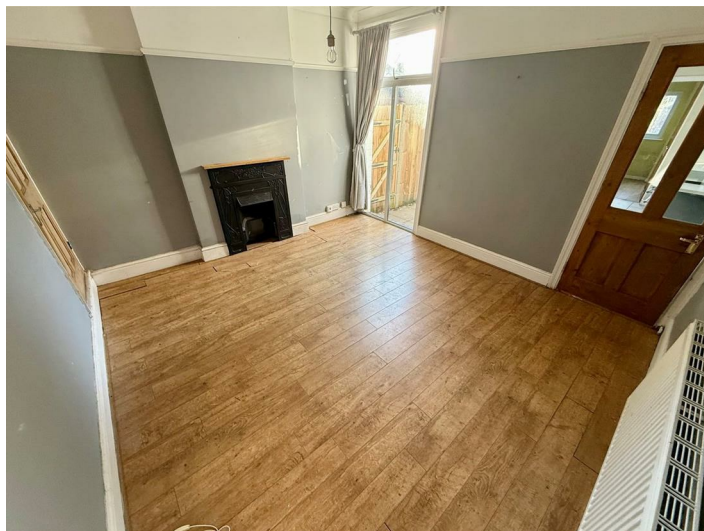
LIVING ROOM

13'0" into bay x 12'11" max (3.96m into bay x 3.94m max)

Having UPVC double glazed bay window to the front, feature focal point fire surround with decorative inset, ceiling light point, picture rail, central heating radiator and door opening to the

DINING ROOM

12'11" max x 11'10" (3.94m max x 3.61m)



Having full height double glazed window to the rear, door opening to the concealed staircase, ceiling light point, picture rail, central heating radiator, understairs storage cupboard and door opening to the

KITCHEN

13'11" x 7'11" (4.24m x 2.41m)



Having UPVC double glazed door and windows to the side, ceiling light point, central heating radiator, wall and base mounted storage units with work surfaces over having inset sink and drainer, range style cooker, full height appliance space, plumbing for washing machine, under work surface appliance spaces, tiled flooring and door opening to the

UTILITY/BREAKFAST ROOM

8'1" x 7'10" (2.46m x 2.39m)

Having UPVC double glazed window to the rear, central heating radiator, ceiling light point and 'Velux' roof light

FIRST FLOOR LANDING

Having ceiling light point, loft hatch access, central heating radiator and doors off to three bedrooms and bathroom

BEDROOM ONE

12'11" max x 11'2" (3.94m max x 3.40m)



Having two UPVC double glazed windows to the front, ceiling light point, picture rail and central heating radiator

BEDROOM TWO

11'11" x 9'11" (3.63m x 3.02m)



Having ceiling light point, central heating radiator, picture rail, over bulkhead store cupboard and UPVC double glazed window to the rear

BEDROOM THREE

7'11" x 7'0" overall (2.41m x 2.13m overall)

Having UPVC double glazed window to the rear, picture rail, ceiling light point and central heating radiator

BATHROOM



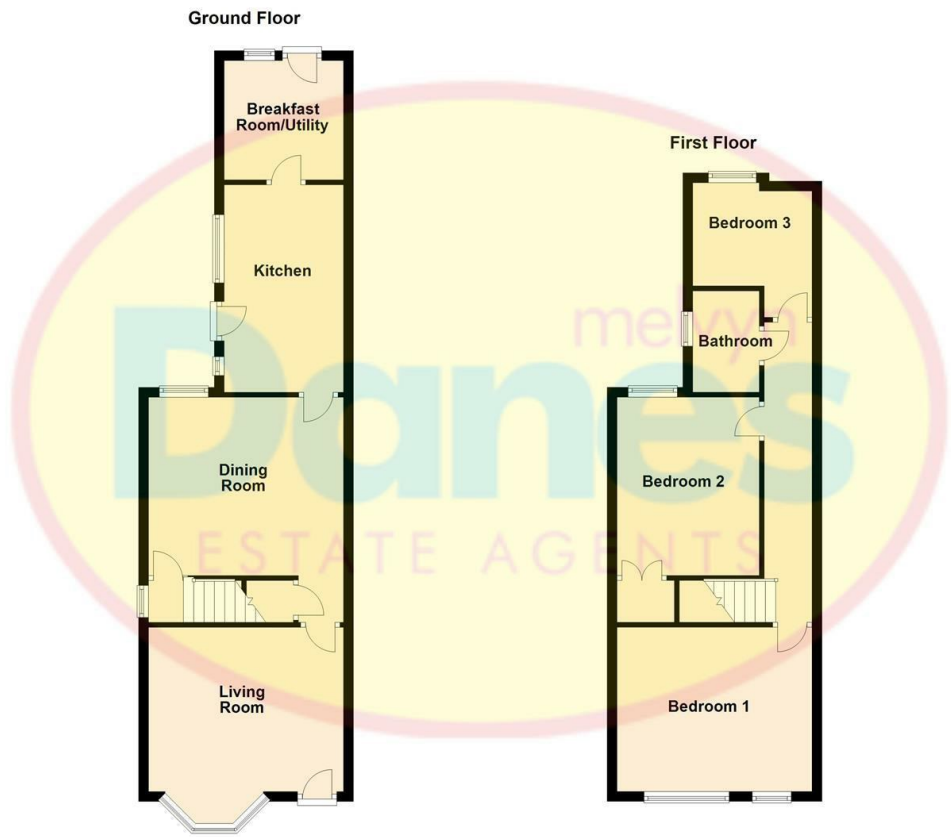
Having UPVC double glazed window to the side, ceiling light point, panelled bath with shower over and glazed screen, pedestal wash hand basin and low level WC

REAR GARDEN

Having paved patio area with gated side access, outside tap, lawn with defined boundaries and mature screening to the rear

FLOOR PLAN

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.



TENURE: We are advised that the property is Freehold

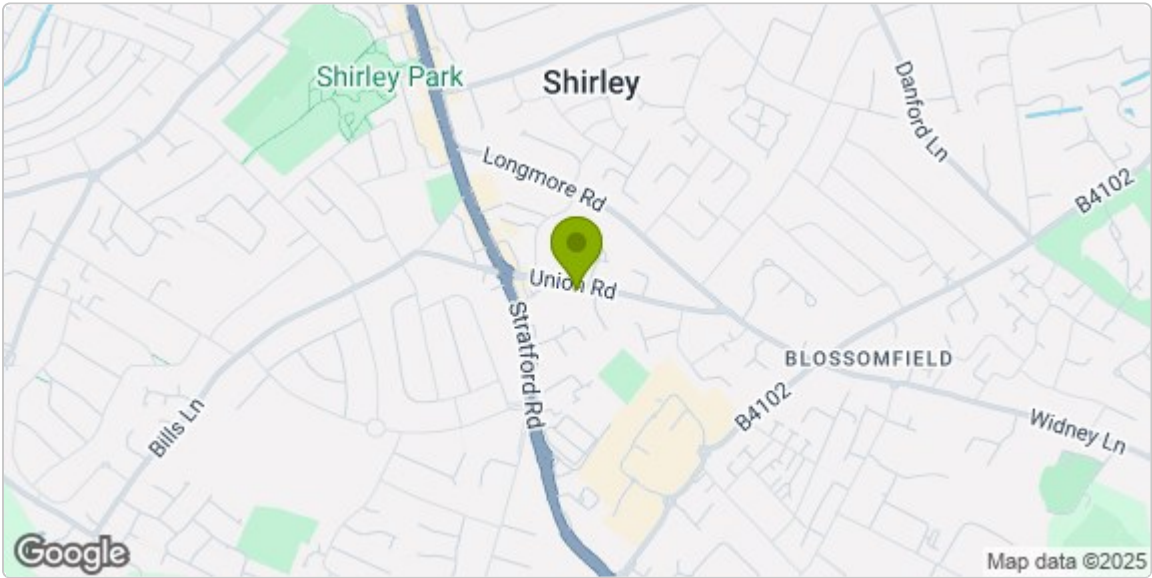
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
38 Union Road Shirley Solihull
B90 3DQ

Council Tax Band: B

