



Danes
melvyn
ESTATE AGENTS

**Snowford Close
Shirley
Offers Around £390,000**

Description

This extended modern Bryant built semi detached house is situated off Bills Lane close to the junction of Haslucks Green Road. A great location benefiting from being well situated for many local amenities in the area including Shirley railway station which offers commuter services on the Birmingham to Stratford-upon-Avon line, and local shops sited in Haslucks Green Road. Local bus services operate in the area providing access to the City of Birmingham and surrounding areas.

We are advised that the property is situated within the Light Hall Senior School catchment, and is conveniently situated for Mill Lodge Junior and Infant School located nearby in Aqueduct Road. Also available in the area are Burman Infant School and Haslucks Green Junior School. On the main Stratford Road will also be found Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School. Education facilities are subject to confirmation from the Education Department.

Along the A34 Stratford Road is an excellent choice of shops which are augmented by the Superstores sited on the Retail Park in Marshall Lake Road. There is a thriving business community in Shirley which extends south down the A34 to the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to the Blythe Valley Business Park which is sited on the junction of the M42 motorway. A journey down the motorway will bring you to the junction with the A45, close to which are the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this extended semi detached property which is set back from the road behind a front driveway. The well proportioned family home is beautifully presented throughout.



Accommodation

PORCH

HALLWAY

LOUNGE

15'1" x 12'0" (4.60m x 3.66m)

KITCHEN DINER

10'7" x 15'2" (3.23m x 4.62m)

RECEPTION ROOM

8'0" x 13'11" (2.44m x 4.24m)

UTILITY/STORE

18'3" max x 6'9" (5.56m max x 2.06m)

GUEST WC

STORE

FIRST FLOOR LANDING

BEDROOM ONE

12'11" x 8'3" (3.94m x 2.51m)

BEDROOM TWO

11'0" x 8'3" (3.35m x 2.51m)

BEDROOM THREE

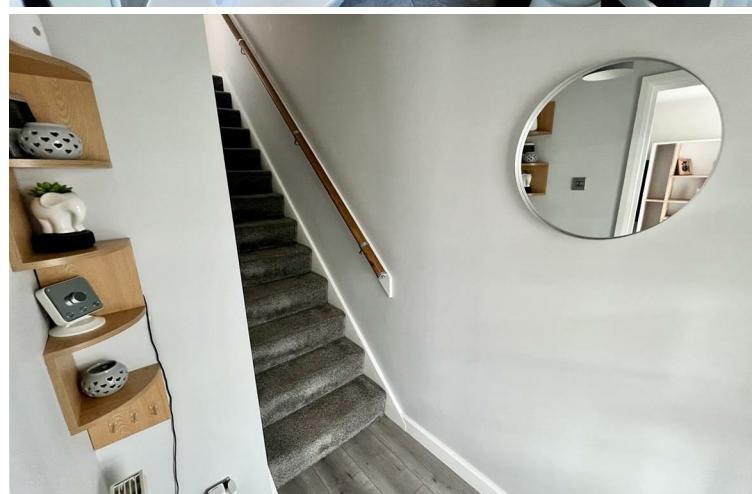
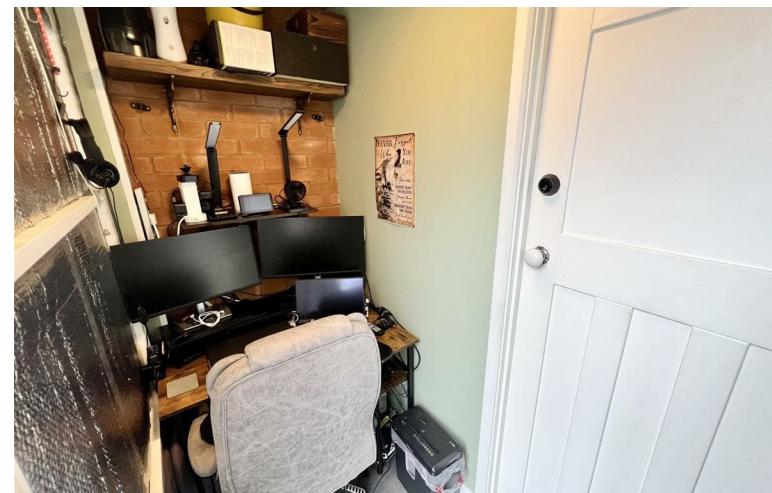
9'9" x 6'6" (2.97m x 1.98m)

BATHROOM

REAR GARDEN

GARAGE STORE

17'3" x 8'8" (5.26m x 2.64m)



contract.

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.

