

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story semi-detached house with a cream-colored textured exterior and a red-tiled roof. The house features a white garage door with the number '40' above it, a white front door with a small porch, and a bay window on the right side. The house is set on a paved driveway with a brick border and is surrounded by greenery, including a large bush on the left and a tree on the right. The sky is overcast.

Blackford Road

Shirley

Offers Around £399,950

Description

Blackford Road is a conveniently situated road running from Stratford Road to Dog Kennel Lane. There is excellent schooling within the location at Woodlands Infant School, Shirley Heath Junior School and Alderbrook Secondary School, in whose catchment areas we are advised the property falls, subject to confirmation from the Education Authority. Also nearby on the Stratford Road is Our Lady of the Wayside Junior and Infant School and in Whitefields Road is St Peters Roman Catholic Senior School and Sixth Form College.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries 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 ideal location therefore for this extended semi detached house which has been in the same ownership since it's original construction in 1950. The property occupies an extensive plot which extends beyond 200' and has been set out lovingly by the owners of 75 years - the plot offers a rare opportunity for a keen gardener to continue to establish and develop the garden. The house itself does require some updating but offers the chance to further extend the property (subject to necessary planning permissions) and create a space that works for the new owners. This really is a rare opportunity to purchase a long term family home with such a beautiful established garden and as such viewing really is essential.



Accommodation

PORCH

RECEPTION HALLWAY

DINING ROOM

13'8" into bay x 10'5" (4.17m into bay x 3.18m)

LOUNGE

15'1" into bay x 10'5" (4.60m into bay x 3.18m)

BREAKFAST KITCHEN

11'6" max x 8'11" (3.51m max x 2.72m)

UTILITY

27'11" x 5'5" (8.51m x 1.65m)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

14'2" into bay x 10'5" (4.32m into bay x 3.18m)

BEDROOM TWO

13'6" x 10'5" (4.11m x 3.18m)

BEDROOM THREE

8'6" x 9'0" (2.59m x 2.74m)

DRESSING ROOM

7'1" x 6'0" (2.16m x 1.83m)

BATHROOM

8'9" x 7'4" (2.67m x 2.24m)

FIRST FLOOR WC

GARAGE

16'0" x 7'0" (4.88m x 2.13m)

LARGE REAR GARDEN



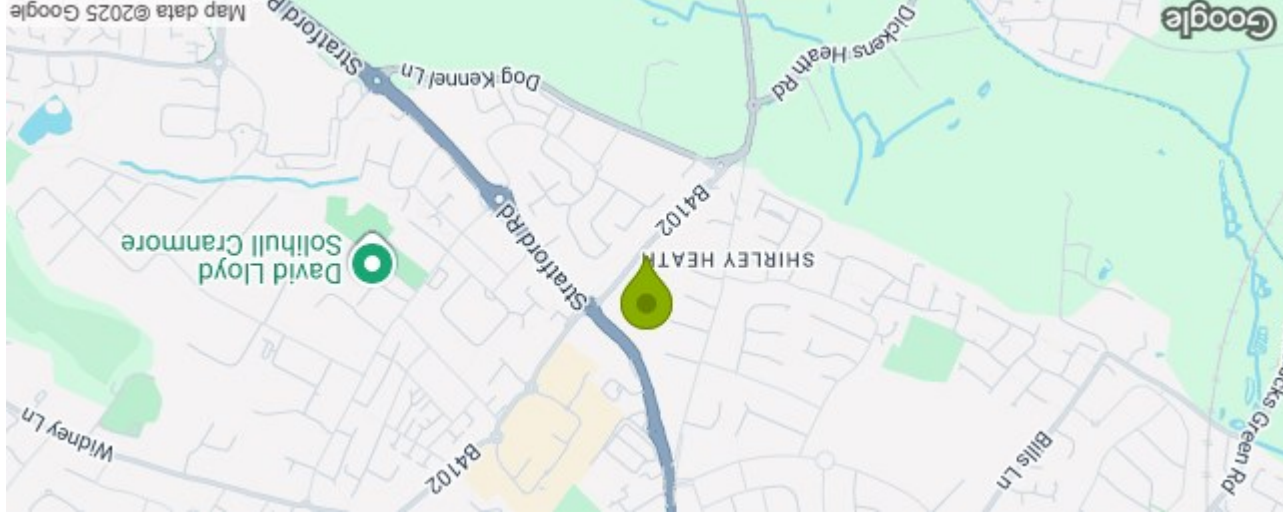
TENURE: We are advised that the property is Freehold.

ROADBAND: We understand that the standard broadband download speed at the property is around 6 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 01/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 01/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

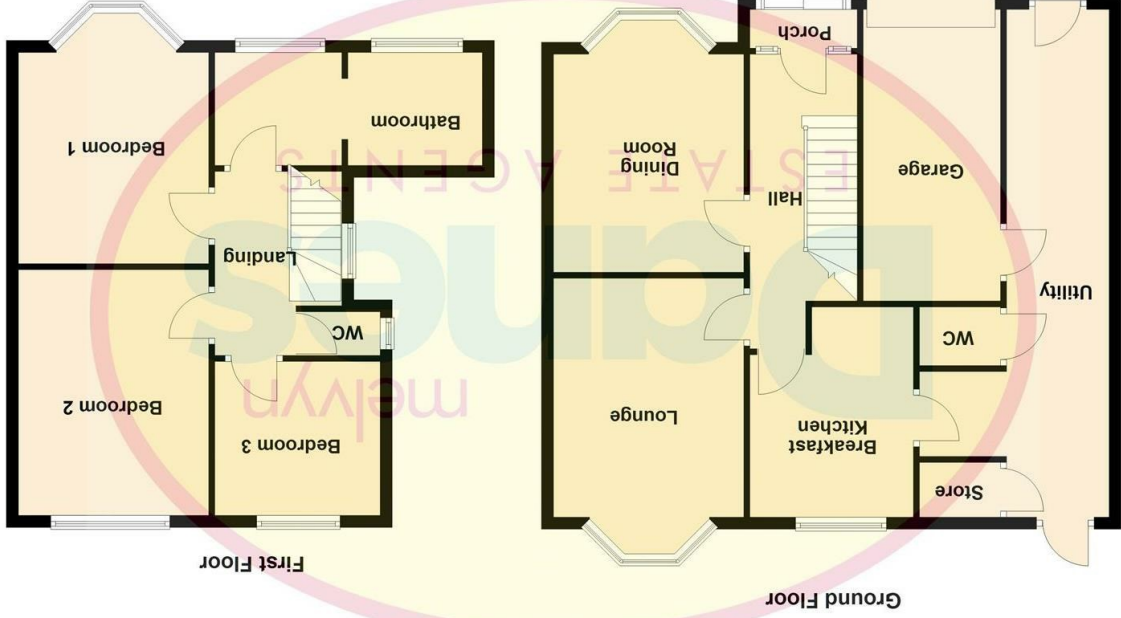
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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.

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 services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating	
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	
Current	55
Potential	77
EU Directive 2002/91/EC	

40 Blackford Road Shirley Solihull B90 4BT
Council Tax Band: D



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.