

melvyn  
**Danes**  
ESTATE AGENTS

melvyn  
**Danes**  
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**FOR SALE**

34

Neville Road  
Shirley  
Offers Around £485,000



## Description

Neville Road is a popular residential road leading just off Bills Lane in Shirley, close to the local amenities of Shirley and the surrounding areas.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Woodlands Infant School and junior schooling is at Shirley Heath School just off Stratford Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, 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 hostellers 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 and Leisure 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 well maintained and much extended semi detached house which offers spacious and versatile accommodation. A great family home that needs to be viewed to be appreciated.





**Accommodation**

**ENTRANCE PORCH**

**RECEPTION HALLWAY**

**LOUNGE**

12'9" x 10'10" (3.89m x 3.30m)

**OPEN PLAN LIVING**

19'0" x 17'0" (5.79m x 5.18m)

**UTILITY ROOM**

20'1" max x 7'4" max (6.12m max x 2.24m max)

**GUEST CLOAKS**

**PLAY ROOM**

11'6" x 7'4" (3.51m x 2.24m)

**STORE**

5'0" x 7'7" (1.52m x 2.31m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

12'4" x 7'11" (3.76m x 2.41m)

**DRESSING AREA**

**EN-SUITE**

**BEDROOM TWO**

11'8" x 10'9" (3.56m x 3.28m)

**BEDROOM THREE**

10'11" x 10'9" (3.33m x 3.28m)

**BEDROOM FOUR**

10'7" max x 7'3" max (3.23m max x 2.21m max)

**FAMILY BATHROOM**

**REAR GARDEN**



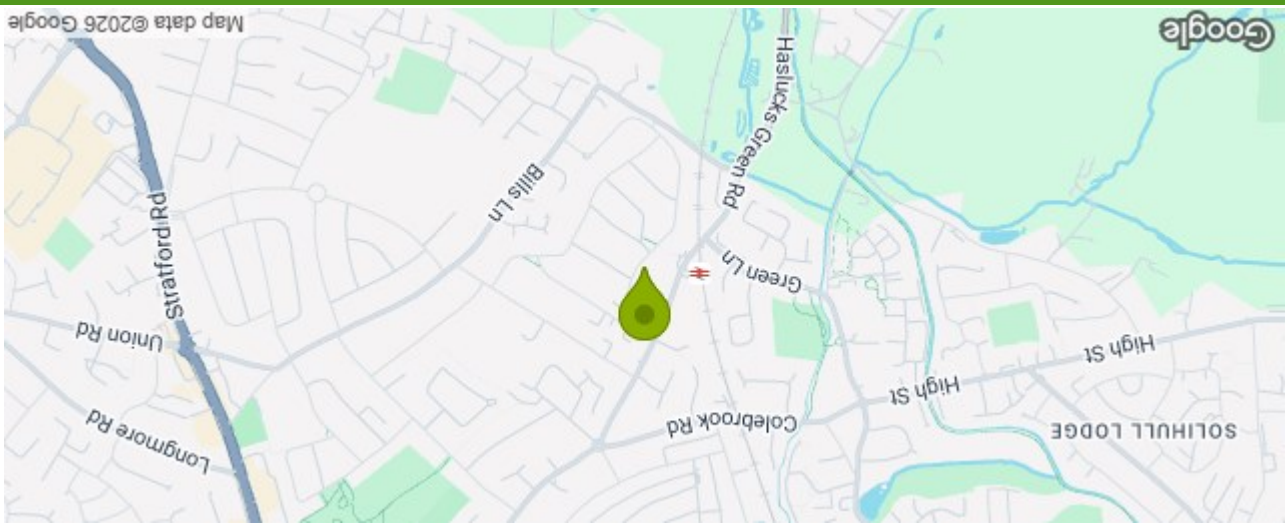


**TENURE:** We are advised that the property is Freehold.

**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 03/10/2025. 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 03/10/2025). 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.



**34 Neville Road Shirley Solihull B90 2QT  
Council Tax Band: D**

Energy Efficiency Rating	
Potential	84
Current	67
Very energy efficient - lower running costs A (92 plus)    B (81-91)    C (69-80)    D (55-68)    E (39-54)    F (21-38)    G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC	

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.

