



**melvyn  
Danes**  
ESTATE AGENTS

**Aqueduct Road**

**Shirley**

**Offers Over £385,000**



## Description

This extended link detached family home offers most versatile accommodation that really must be viewed to appreciate the space offered and indeed its most individual nature. Conveniently situated for many local amenities in the area including Shirley railway station which offers commuter services on the Birmingham to Stratford-upon-Avon line, there are local shops sited in Colebrook Road and Haslucks Green Road. Local bus services operate in the area providing access to the City of Birmingham, Solihull Town centre 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 including the new Parkgate Shopping centre including Asda 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 link detached property which is set back from the roadside behind a deep front driveway with detached garage and carport (previously had planning permission to be made into an annexe, planning consent has now lapsed), superb family living space and fantastic size, well presented rear garden.





## Accommodation

**PORCH**

**HALLWAY**

**DINING ROOM**

16'3" x 7'0" (4.95m x 2.13m)

**KITCHEN**

15'8" x 6'11" (4.78m x 2.11m)

**LOUNGE**

11'7" x 17'2" (3.53m x 5.23m)

**ORANGERY**

9'4" x 15'4" (2.84m x 4.67m)

**GUEST CLOAKS**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'7" x 10'2" (3.53m x 3.10m)

**BEDROOM TWO**

11'7" x 6'8" (3.53m x 2.03m)

**BEDROOM THREE**

8'4" x 10'11" max (2.54m x 3.33m max)

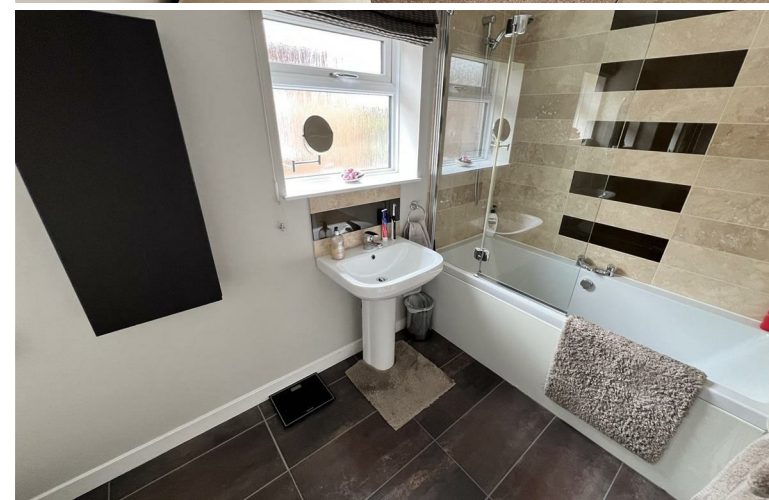
**FAMILY BATHROOM**

**DETACHED DOUBLE GARAGE**

16'10" x 12'9" (5.13m x 3.89m)

**CAR PORT**

**DELIGHTFUL REAR GARDEN**





TENURE: We are advised that the property is Freehold.

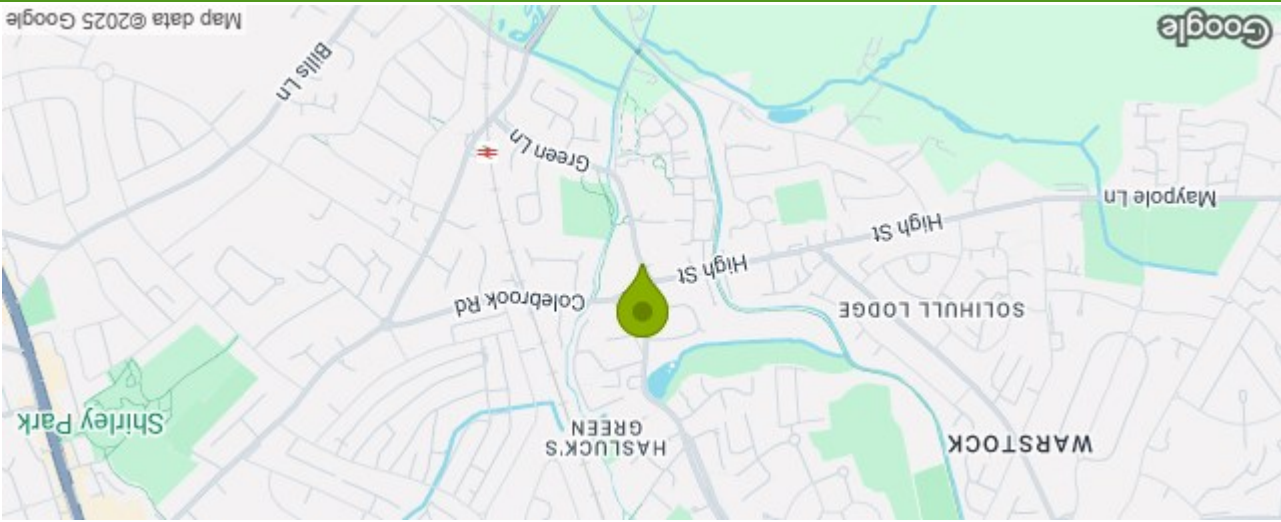
BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 24/04/2025. 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 24/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

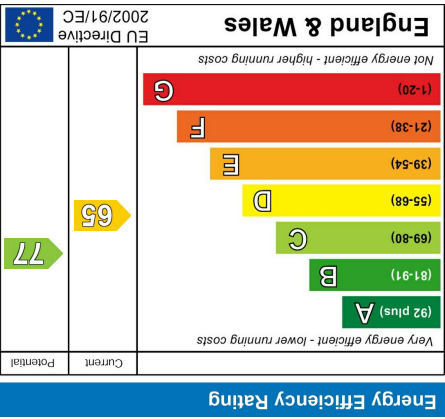
VIEWING: By appointment only with the office on the number below.

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## 9 Aqueduct Road Shirley Solihull B90 1BT 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.