



melvyn  
**Danes**  
ESTATE AGENTS



Blackford Road

Shirley

Offers Around £575,000

## 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 Lighthall or Alderbrook Secondary Schools, 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 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.

Blackford Road is situated on the edge of the suburb of Shirley and as such one can easily access areas of local open space including Earlswood Lakes and the Stratford-upon-Avon canal which are ideal for leisurely walks or cycling.

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 larger style, greatly extended semi-detached house which is conveniently located. The house has been extended and improved and offers really great family living space on the ground floor and on the first floor it boasts three double bedrooms and a large family bathroom with shower. The second floor has a good size master bedroom with ensuite. The well maintained rear garden is a good size and has a fantastic garden office to the rear.



# Accommodation

## PORCH

## HALLWAY

## DINING ROOM

14'9" into bay x 11'0" (4.50m into bay x 3.35m)

## KITCHEN

15'8" x 10'11" (4.78m x 3.33m)

## UTILITY

12'3" x 6'0" (3.73m x 1.83m)

## GUEST CLOAKS

## EXTENDED LOUNGE

27'7" into bay x 11'2" (8.41m into bay x 3.40m)

## CONSERVATORY

15'11" x 14'5" (4.85m x 4.39m)

## FIRST FLOOR LANDING

## BEDROOM TWO

14'8" into bay x 10'11" (4.47m into bay x 3.33m)

## BEDROOM THREE

14'9" into bay x 8'7" to wardrobe (4.50m into bay x 2.62m to wardrobe)

## BEDROOM FOUR

14'3" x 8'6" to wardrobe (4.34m x 2.59m to wardrobe)

## BEDROOM FIVE

6'2" x 6'5" (1.88m x 1.96m)

## FAMILY BATHROOM

12'5" x 6'4" (3.78m x 1.93m)

## SECOND FLOOR LANDING

## MASTER BEDROOM

21'1" max x 9'3" max (6.43m max x 2.82m max)

## EN-SUITE

## REAR GARDEN

## GARDEN OFFICE

13'1" x 13'0" (3.99m x 3.96m)



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 8 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 14/06/2025. Actual service availability at the property or speeds received may be different.

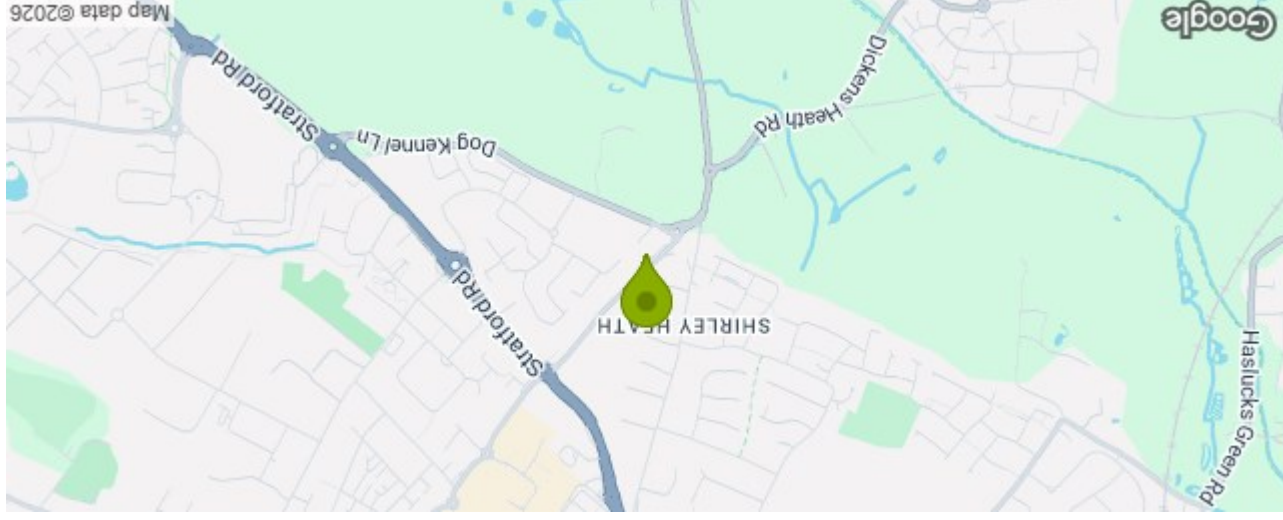
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 14/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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 vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



### 96 Blackford Road Shirley Solihull B90 4BX Council Tax Band: E

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	
EU Directive 2002/91/EC	England & Wales
Potential	79
Current	66

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.

