

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, lowercase, 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, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A two-story brick house with a grey tiled roof and a blue garage door. The house is surrounded by lush greenery, including a large tree on the right and a tall hedge on the left. A paved driveway leads to the garage. The house number "17" is visible above the front door.

Withybrook Road

Shirley

Offers Over £399,950

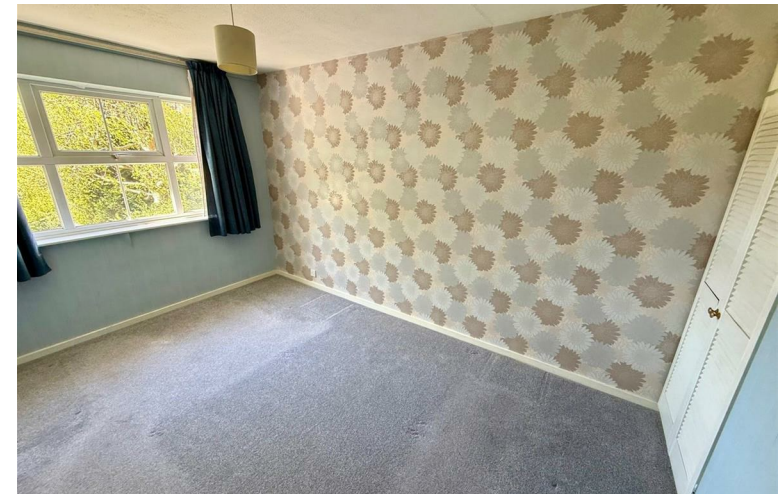
## Description

Withybrook Road is a well situated cul-de-sac in Shirley constructed by Bryant Homes in the late 1970's.

The property falls within the catchment area for Light Hall School, with infant schooling being at Woodlands Infant School and junior schooling at Shirley Heath. 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 hostelrys 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.

An ideal location therefore for this modern detached house which occupies a prime position at the end of the cul-de-sac and boasts a deep front driveway which provides parking for a number of vehicles. The house has been extended throughout its' lifetime and is now ready for some updating in part but offers tremendous scope to create a great family home! The property is being sold with no upward chain.



**Accommodation**

**DEEP FRONT DRIVEWAY**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**LOUNGE**

15'0" x 11'8" (4.57m x 3.56m)

**DINING KITCHEN**

15'0" x 10'8" (4.57m x 3.25m)

**UTILITY ROOM**

10'8" max x 7'7" (3.25m max x 2.31m)

**GROUND FLOOR WC**

**SINGLE INTEGRAL GARAGE**

18'7" x 8'1" (5.66m x 2.46m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'4" x 8'6" (4.06m x 2.59m)

**BEDROOM TWO**

16'2" max x 8'0" (4.93m max x 2.44m)

**BEDROOM THREE**

10'7" x 8'5" (3.23m x 2.57m)

**BEDROOM FOUR**

9'8" max x 8'0" (2.95m max x 2.44m)

**BEDROOM FIVE**

9'8" max x 6'6" max (2.95m max x 1.98m max)

**SHOWER ROOM**

**REAR GARDEN**



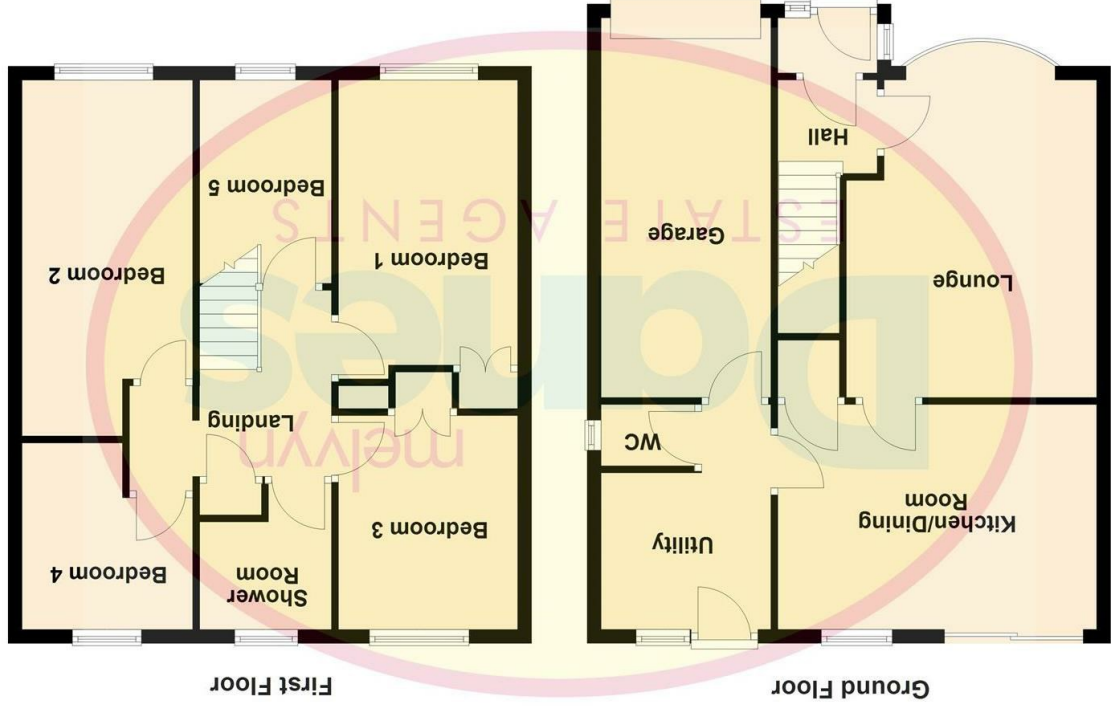
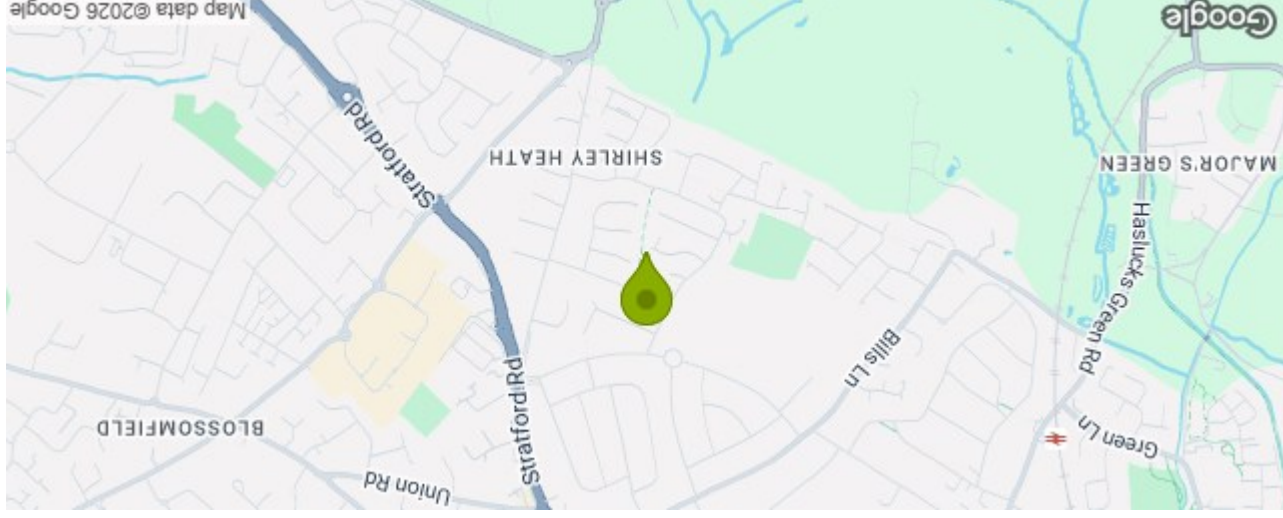
TENURE: We are advised that the property is Freehold

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 30/04/2026 we understand that the standard broadband download speed at the property is around 22 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**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.



### 37 Withybrook Road Shirley Solihull B90 2RZ 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	
Current	50
Potential	82

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.