



melvyn
Danes
ESTATE AGENTS

**Ufton Crescent
Shirley
Offers Around £475,000**

Description

Ufton Crescent is a popular residential road leading directly from Radbourne Road in Shirley. Originally built in the late 1950's, these well proportioned house occupy good sized plots with generous space to both the front and rear.

The property is approximately one mile from the main A34 Stratford in the town centre of Shirley, where one will find excellent shopping facilities, ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. Frequent bus services operate along the Stratford Road into the City of Birmingham and beyond and into the town centre of Solihull, and there is a thriving business community together with a wide choice of restaurants, hosteries, and a community centre.

Nearby is the town centre of Solihull which also offers excellent shopping facilities with the new Touchwood Development, and also has a thriving business community, and a local bus service operates within nearby Solihull Road which will take you to the town centre. Within the town centre of Solihull is the Railway Station, Tudor Grange Leisure Centre with indoor tennis and swimming facilities, Norman Green Athletics Centre and the Sixth Form Colleges serving the area, together with St Peter's School and St Augustine's Roman Catholic Junior and Infant Schools, and we are advised that the property falls within the Tudor Grange catchment, although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this extended traditional semi detached house which needs to be viewed to be appreciated.



Accommodation

FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE

14'8" x 10'8" (4.47m x 3.25m)



SUPERB EXTENDED DINING

KITCHEN WITH SITTING AREA

20'9" max (10'0" min) x 19'6" max
(12'10" min) (6.32m max (3.05m min)
x 5.94m max (3.91m min))



UTILITY ROOM

19'10" x 5'10" (6.05m x 1.78m)

FIRST FLOOR LANDING

BEDROOM ONE

13'1" x 10'9" (3.99m x 3.28m)

BEDROOM TWO

10'8" x 9'5" (3.25m x 2.87m)

BEDROOM THREE

9'7" x 9'6" (2.92m x 2.90m)

REFITTED FAMILY BATHROOM

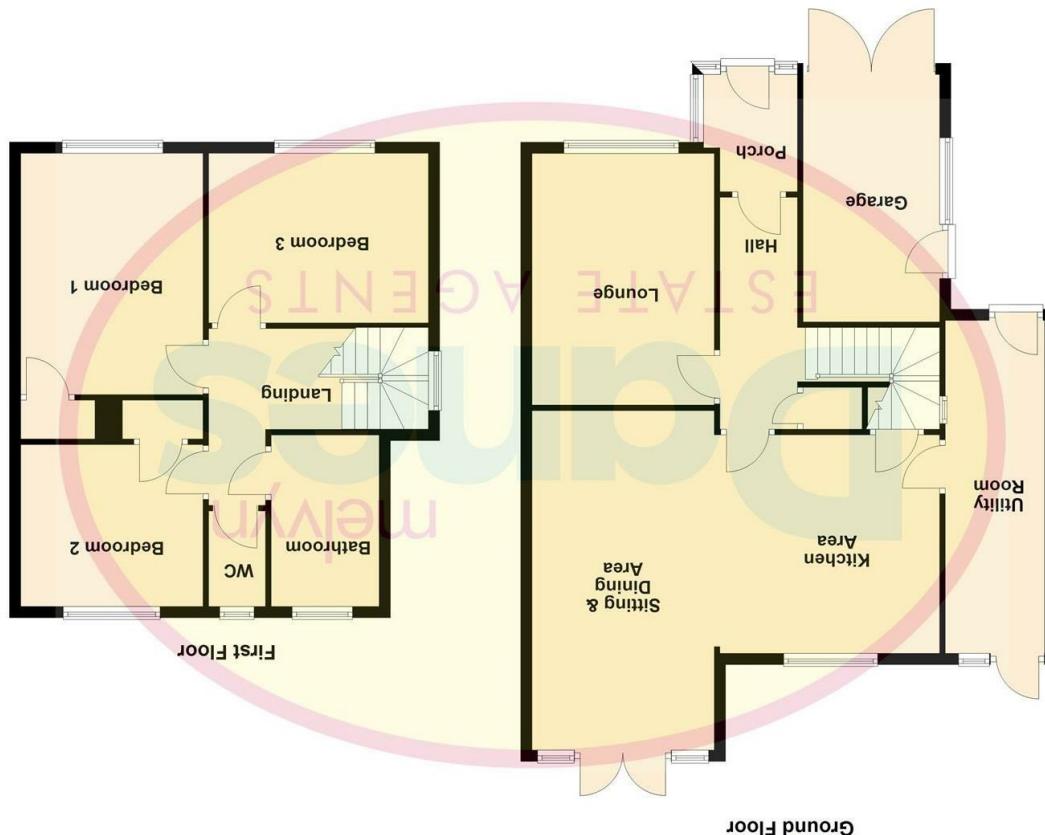
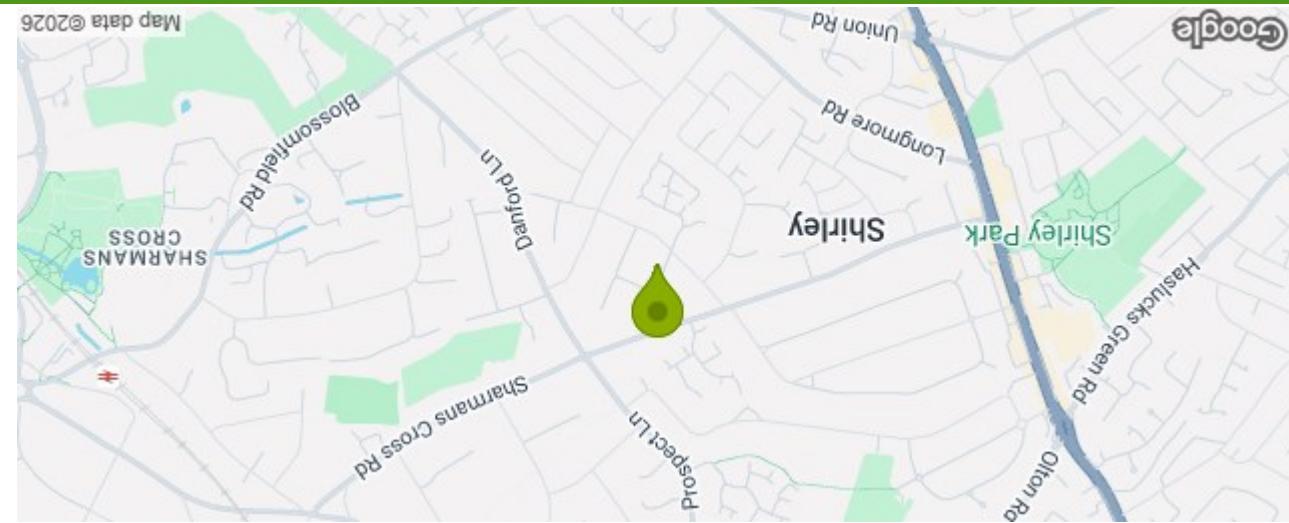
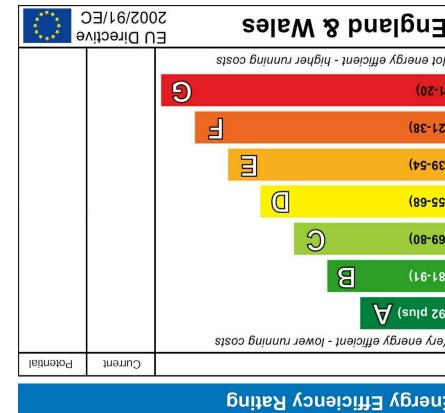
SEPARATE WC

SINGLE INTEGRAL GARAGE

GOOD SIZED REAR GARDEN



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.



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 read all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. It is not suggested 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 specifically 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 institutions, and to review this from time to time. To avoid the need to request detailed identity information from new institutions, we may use approved external services which review publicly available information on companies and purchasers. However, we should those checks, for any reason, fail adequately to confirm identity, we may write to ask our agent to stop acting for you and we would ask for your co-operation in order that we will be able to agree a sale.

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.

25.25 Inclusive of VAT to cover these checks.

BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that the results will vary depending on the time of day. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from [chekberof.com.org.uk](http://www.chekberof.com.org.uk) on 28/01/2026. 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 [chekberof.com.org.uk](http://www.chekberof.com.org.uk) on 28/01/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and

TENURE: We are advised that the property is Freehold.