



**Danes**  
melvyn  
ESTATE AGENTS

**Welford Road  
Shirley  
Offers Around £450,000**

## Description

Welford Road is a sought after residential road being conveniently located for the amenities along the Stratford Road in the town centre of Shirley and falling within excellent school catchment areas.

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hosteries along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this full width extended and well presented traditional semi detached property which does need to be viewed to be appreciated. The ground floor accommodation has been extended to include a large open plan kitchen and dining room with sitting area, a utility room and useful ground floor shower room. There are three well proportioned bedrooms on the first floor along with the refitted family bathroom. There is a mostly boarded loft space, a full width front driveway with an electric car charge point and a good sized rear garden.



## Accommodation

**FRONT DRIVEWAY**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**FRONT RECEPTION ROOM**

15'5" into bay x 10'6" (4.70m into bay x 3.20m)

**SUPERB OPEN PLAN LIVING**

**KITCHEN**

24'5 max (11'5" min) x 22'7" max (8'8" min) (7.44m max (3.48m min) x 6.88m max (2.64m min))

**UTILITY ROOM**

6'0" x 5'0" (1.83m x 1.52m)

**GROUND FLOOR SHOWER ROOM**

6'2" x 4'8" (1.88m x 1.42m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

15'4" into bay x 11'7" (4.67m into bay x 3.53m)

**BEDROOM TWO**

15'10" into bay x 10'6" (4.83m into bay x 3.20m)

**BEDROOM THREE**

8'8" x 7'0" (2.64m x 2.13m)

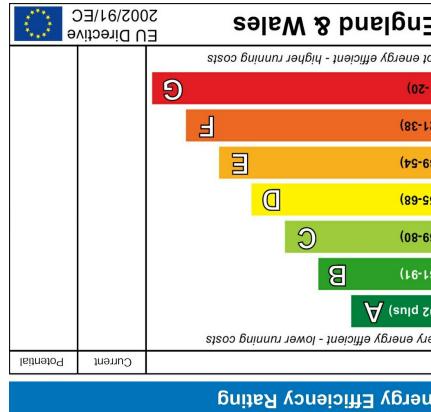
**FAMILY BATHROOM**

**REAR GARDEN**

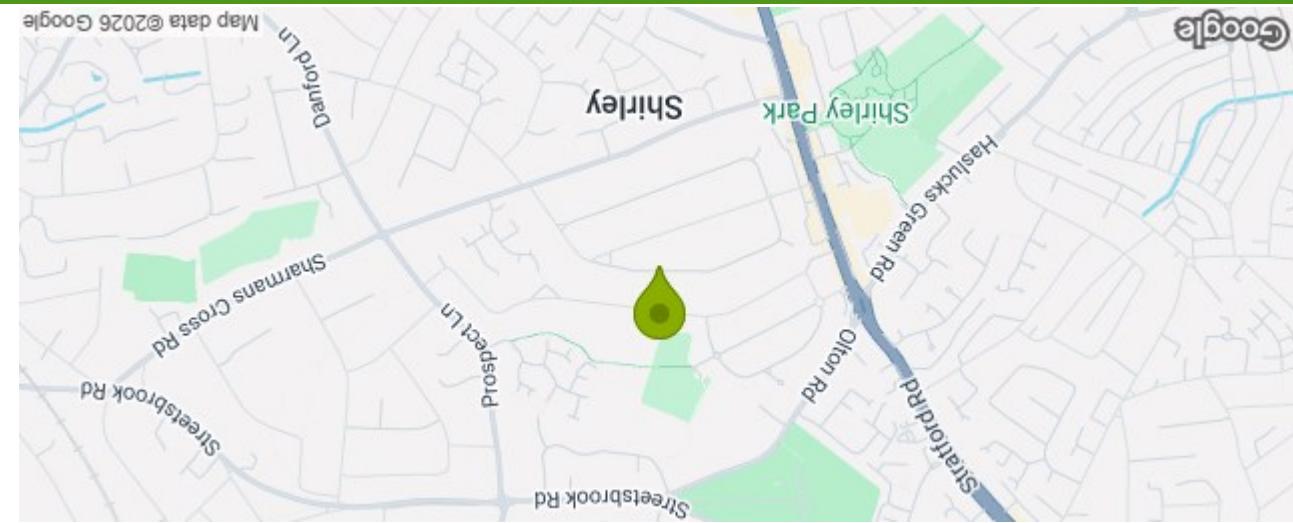
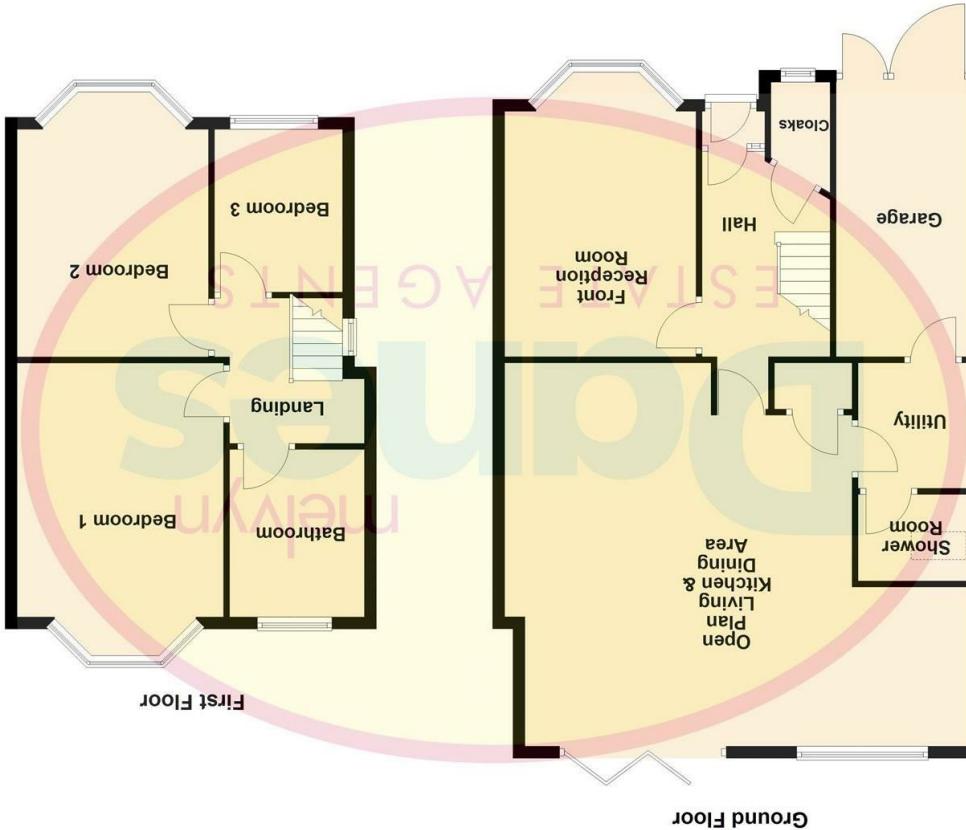
**SIDE GARAGE**

16'5" x 7'6" (5.00m x 2.29m)





98 Welford Road Shirley Solihull B90 3HT  
Council Tax Band: D



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 verifications of all legal and factual matters and information from their solicitor.

MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 12/01/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

1800 Mbps: Data taken from checker.ofcom.org.uk on 12/01/2026.

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 12/01/2026.

TELEPHONE: We are advised that the property is Freephone.

GENERAL: These particulars note that the results will vary depending on the time a speed test is carried out. 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 12/01/2026.

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