
melvyn
Danes
ESTATE AGENTS
Haslucks Green Road
Shirley
Offers Around £425,000

Description

Haslucks Green Road runs right from the town centre of Shirley to Majors Green meaning that this particular property enjoys a great degree of convenience including easy access to Shirley Railway Station.

Along Haslucks Green Road at the Colebrook roundabout is Velsheda Road, off which is Burman Infant School, and Haslucks Green Junior School is sited off Haslucks Green Road. We are advised that the property currently falls in Light Hall School catchment area, subject to confirmation from the Education Department.

Frequent bus services operate along the A34 Stratford Road providing access to the City of Birmingham and surrounding areas or to the town centre of Solihull. There is wide choice of shops and hostelries along the A34 in the town centre of Shirley including Asda and the new Park Gate Centre and a selection of superstores sited on the retail park in Marshall Lake Road. There is also a wide choice of business premises both in the town centre and stretching along the A34 to the Cranmore and Monkspath Business Park and Blythe valley Business Park which is sited close to the junction of the A34 and M42 motorway. The M42 provides access, via its junction with the A45, to The National Exhibition Centre, Birmingham International Airport and Station.

An ideal location therefore for this impressive larger style traditional semi detached house which occupies a good sized private plot with a deep driveway and grass verge to the fore. The property has been extended throughout it's lifetime to the rear and side and offers very well proportioned living accommodation complemented by three good sized bedrooms on the first floor. The two stand out features have to be the exceptional breakfast kitchen which is fully fitted in 'shaker' style 'Magnet' cabinetry with integrated appliances and granite worksurfaces; and to the rear is a delightful established rear garden. The whole property has been home to the current owners for over 20 years and has been cherished and maintained to a good standard and really does require internal inspection to be appreciated.













Accommodation

DEEP FRONT DRIVEWAY

RECESSED PORCH

RECEPTION HALLWAY

EXTENDED LOUNGE
19'8" x 11'4"

DINING ROOM
13'2" into bay x 12'10"

EXTENDED & REFITTED KITCHEN
17'0" max x 16'1" max

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE
13'1" x 11'0"

BEDROOM TWO
13'8" max x 10'9"

BEDROOM THREE
8'8" x 7'8"

FAMILY BATHROOM

DELIGHTFUL ESTABLISHED REAR GARDEN

WIDE SIDE GARAGE
17'0" x 9'3"























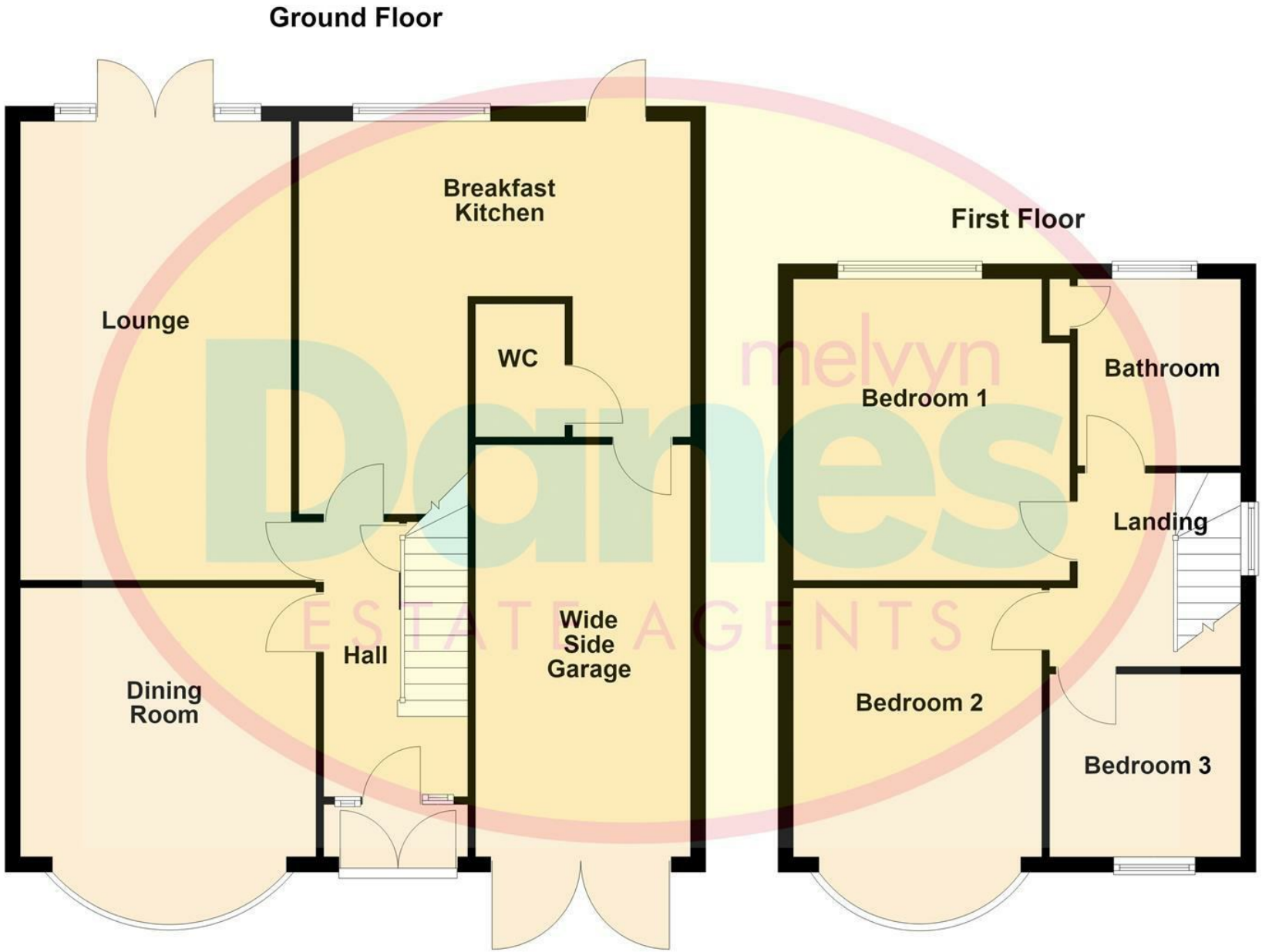












Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

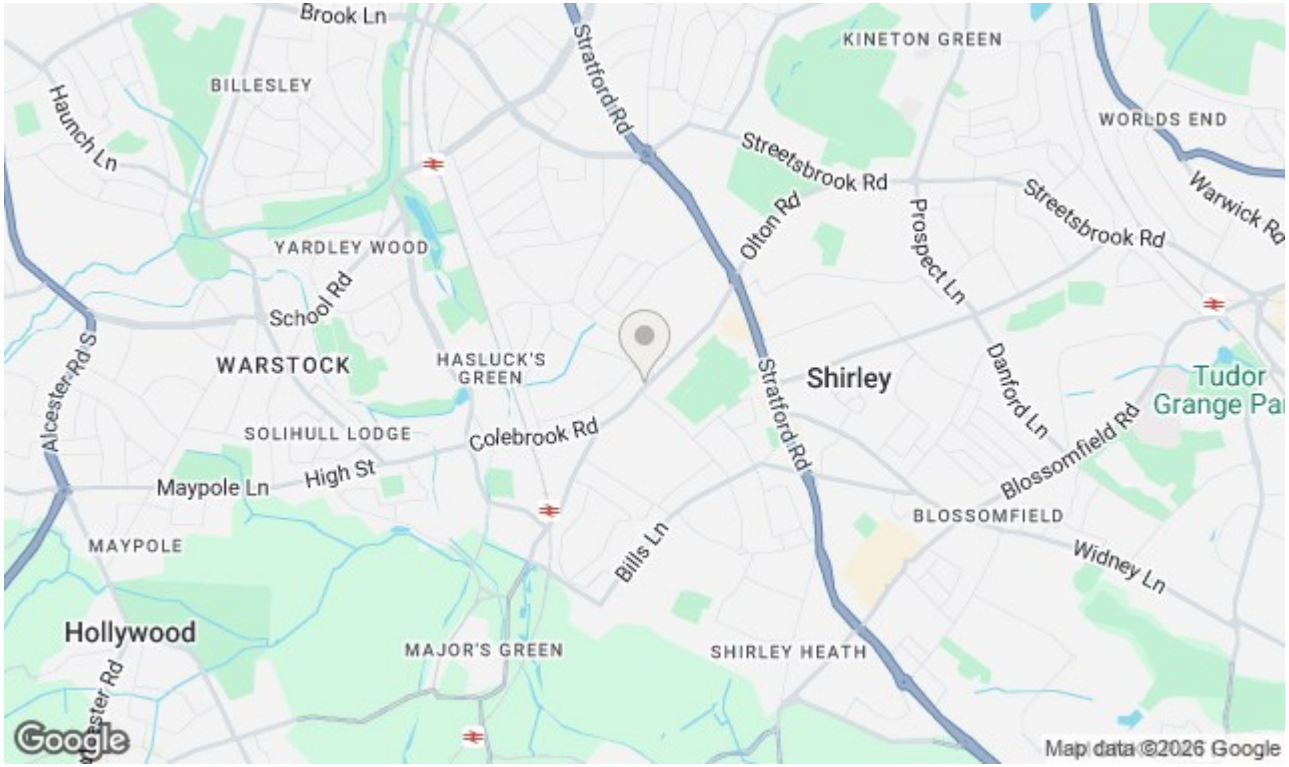
TENURE: We are advised that the property is Freehold.

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.

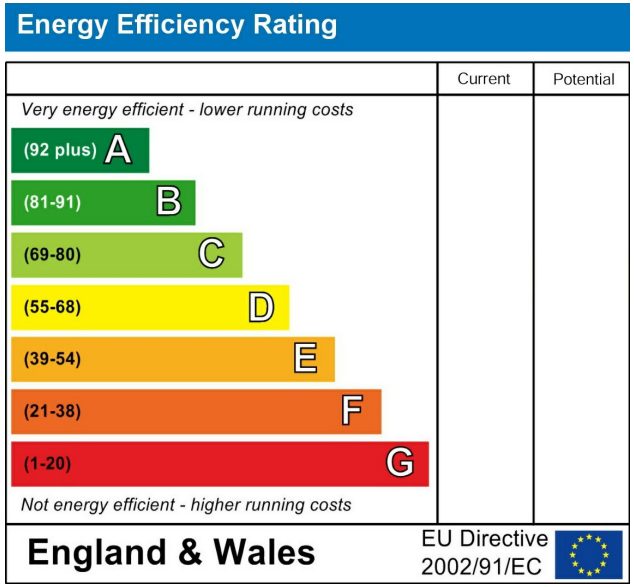
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 05/11/2026 we understand that the standard broadband download speed at the property is around 17 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 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.



164 Haslucks Green Road Shirley Solihull B90 2LQ
Council Tax Band: D



Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk