

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. The word "Danes" is written in a large, bold, green sans-serif font. Above it, the word "melvyn" is written in a smaller, lowercase, grey sans-serif font. Below "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, grey sans-serif font.

melvyn
Danes
ESTATE AGENTS

A two-story brick house with a dark grey tiled roof and a large black garage door. The house features a mix of red brick and white render. There are several windows, including a dormer window and a bay window. A paved driveway leads to the garage, and a green lawn is visible in the foreground. A silver car is parked on the street to the right.

Solihull Road

Shirley

Offers Around £575,000

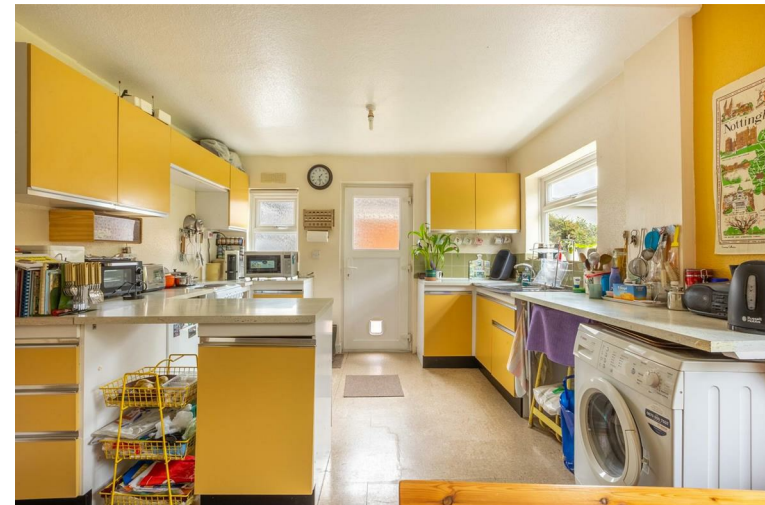
Description

Solihull Road is conveniently located betwixt the town centre of Shirley and Solihull town centre. One of the most desirable roads in the Shirley area, Solihull Road contains a variety of traditional detached and semi detached houses giving an interesting and varied street scene.

There is a thriving business community in the town centre of Shirley 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 superb 1920'S semi detached house which occupies a wide plot with a south facing rear garden and a deep driveway frontage. The house has been extended throughout it's lifetime but offers further potential for any new owner. Having been in the current ownership for nearly 50 years the house would benefit from some updating in part; but this well loved and very well maintained home boasts many original features and offers generous room sizes throughout that would suit a family. Offered for sale with no upward chain; early viewing is recommended to appreciate the accommodation on offer and the potential offered by this superb home.



Accommodation

LARGE FRONT DRIVEWAY

KEY HOLE PORCH

WELCOMING RECEPTION HALLWAY

GUEST CLOAKS WC

DINING ROOM

15'6" into bay x 12'10"

LOUNGE

17'1" into bay x 11'9"

EXTENDED BREAKFAST KITCHEN

17'9" x 11'8" max

FIRST FLOOR LANDING

BEDROOM ONE

16'8" max x 13'10" max

BEDROOM TWO

16'6" into bay x 12'9"

BEDROOM THREE

16'1" into bay x 11'10"

BEDROOM FOUR

9'6" x 8'8"

FAMILY BATHROOM

8'7" x 6'5"

SEPARATE WC

SOUTH FACING REAR GARDEN

DOUBLE GARAGE

17'0" x 16'9"

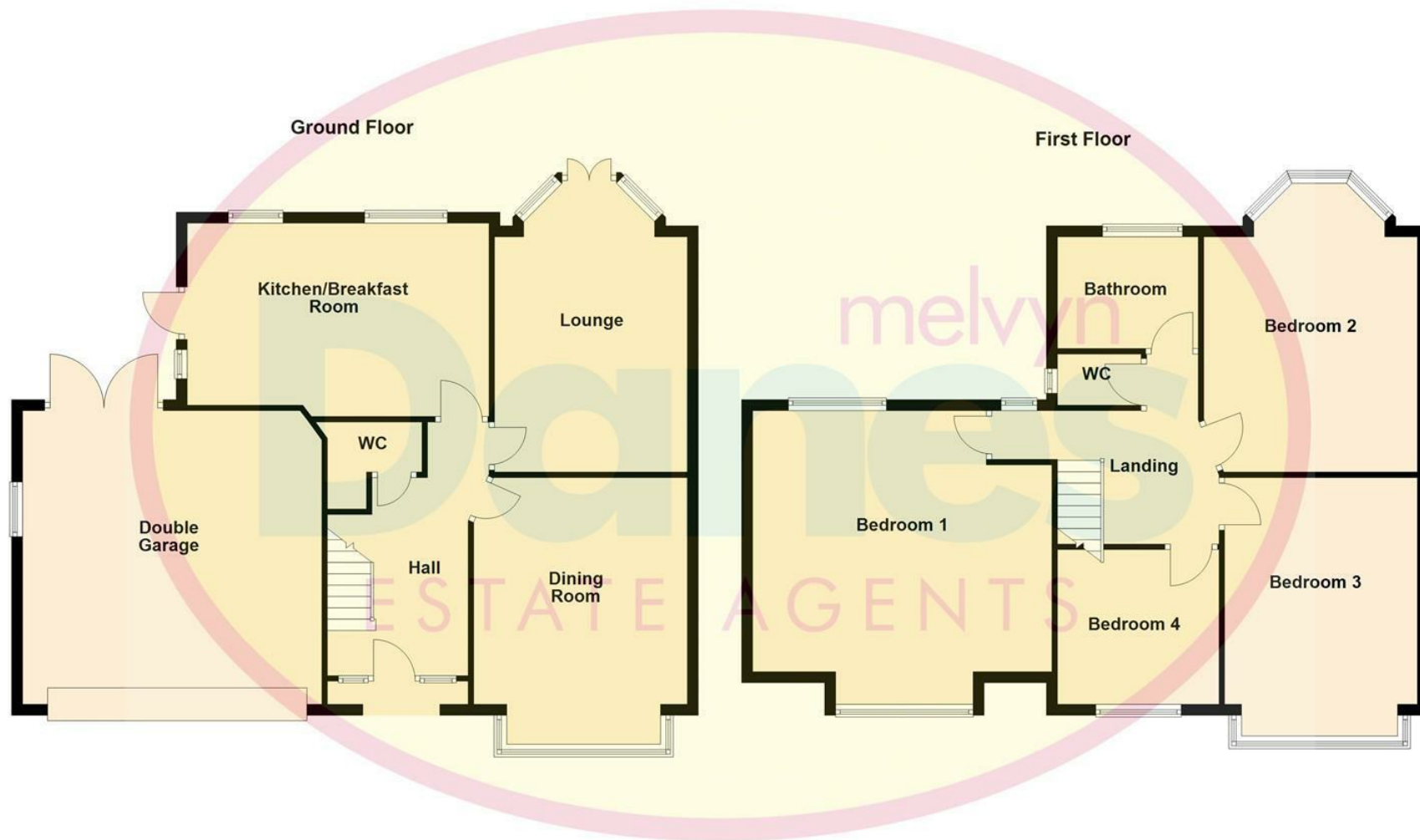
GARDENERS WC

COAL HOUSE/SHED









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.

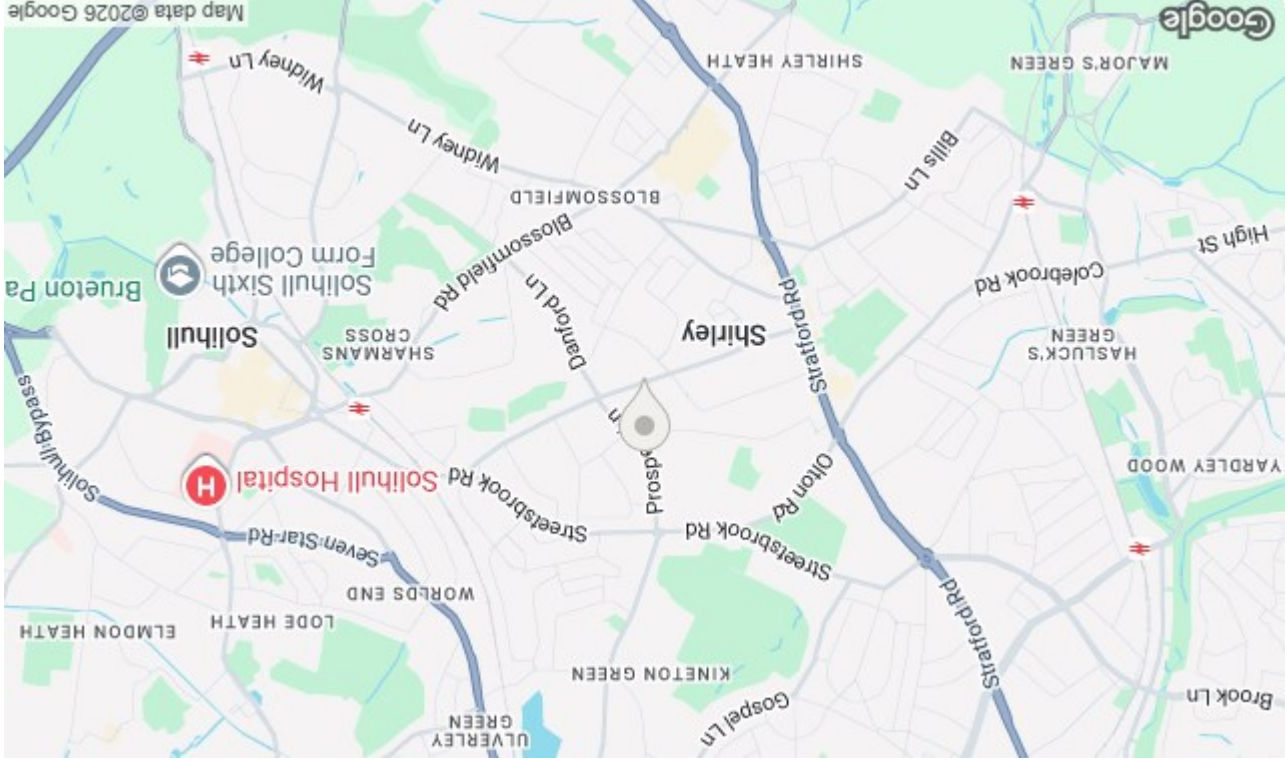
TENURE: We are advised that the property is Freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 12/05/2026 we understand that the standard broadband download speed at the property is around 12 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 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.



172 Solihull Road Shirley Solihull B90 3LG Council Tax Band: E

Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs
Current	
EU Directive 2002/91/EC	

Energy Efficiency Rating	Band	Running Costs
A	(92 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs