



melvyn  
**Danes**  
ESTATE AGENTS

Aqueduct Road

Shirley

Offers Around £349,950



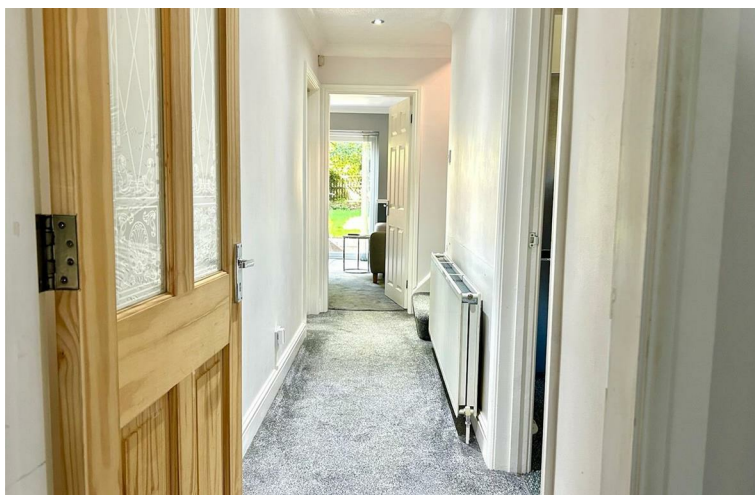
## Description

Discover this extended semi detached property which offers buyers an escape to the countryside without leaving the suburbs; a real surprise for buyers this semi detached house backs onto a small meadow where horses graze giving a peaceful outlook to the rear that has to be seen to be appreciated! The property is conveniently situated for many local amenities in the area including Shirley railway station, offering commuter services on the Birmingham to Stratford-upon-Avon line. Nearby you will find local shops sited in Colebrook Road and Haslucks Green Road. Local bus services operate in the area providing access to the City of Birmingham, Solihull Town centre and surrounding areas.

We are advised that the property is situated within the Light Hall Senior School catchment area, and is conveniently situated for Mill Lodge Junior - the latter being located on Aqueduct Road itself. Also available in the area are Burman Infant School and Haslucks Green Junior School. On the main Stratford Road will also be found Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School. Education facilities are subject to confirmation from the Education Department.

In the vicinity of the A34 Stratford Road is an excellent choice of shops including the new Parkgate Shopping centre, Solihull and Sears Retail Parks. Additionally the property is surrounded by several major superstores which are only a short distance away. There is a thriving business community in Shirley which extends south down the A34 to the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to the Blythe Valley Business Park which is sited on the junction of the M42 motorway. A journey down the motorway leads you to the A45 at junction 6 where you will find the National Exhibition Centre and Birmingham International Airport and Railway Station.

This well maintained home is set back from the roadside behind a block paved driveway providing ample parking for multiple vehicles. The property really does need to be viewed to be appreciated and boasts a good sized breakfast kitchen, separate utility area, three double bedrooms and a refitted bathroom with a separate shower.





## Accommodation

**LARGE BLOCK PAVED DRIVEWAY**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**LOUNGE DINER**

20'0" x 11'10" (6.10m x 3.61m)

**EXTENDED BREAKFAST KITCHEN**

18'9" x 7'10" (5.72m x 2.39m)

**UTILITY ROOM**

7'5" x 6'8" (2.26m x 2.03m)

**SINGLE GARAGE**

15'3" x 7'5" (4.65m x 2.26m)

**LANDING**

**BEDROOM ONE**

15'5" x 9'2" (4.70m x 2.79m)

**BEDROOM TWO**

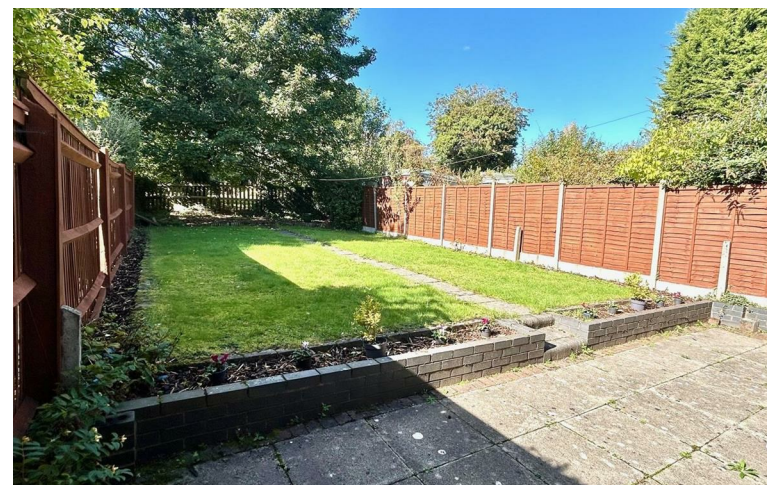
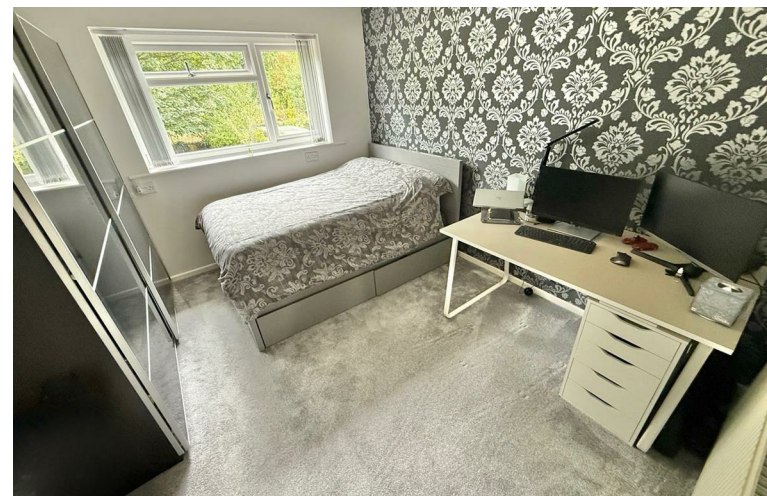
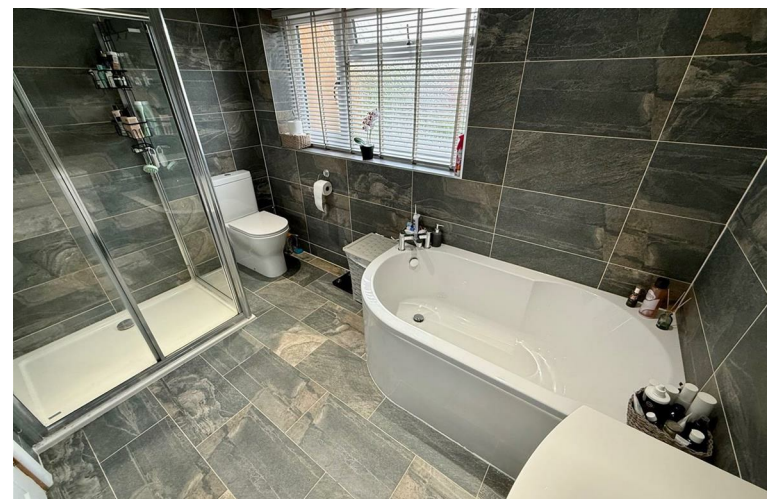
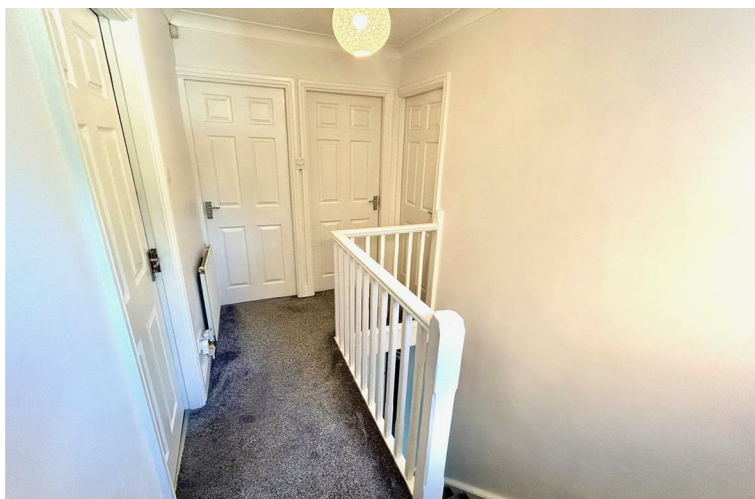
12'0" x 10'4" (3.66m x 3.15m)

**BEDROOM THREE**

10'0" max x 8'10" (3.05m max x 2.69m)

**REFITTED BATHROOM WITH  
SHOWER**

**REAR GARDEN**





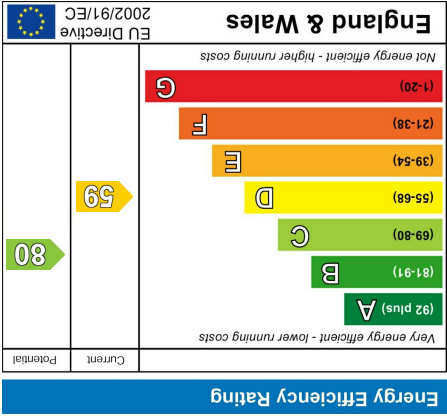
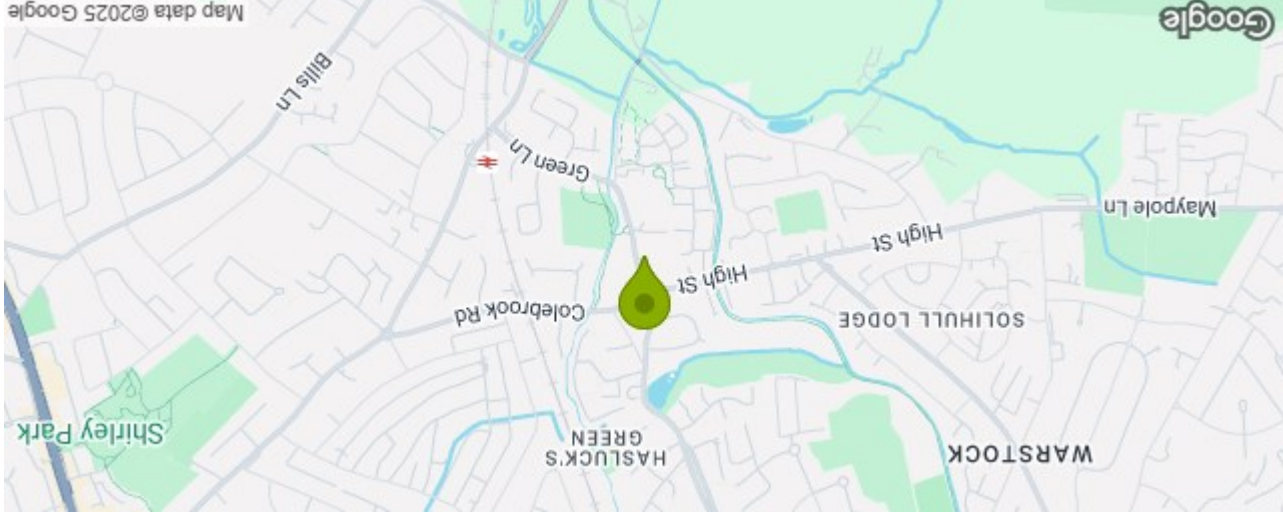
TENURE: We are advised that the property is Freehold.

**BROADBAND:** We understand that the standard broadband speed at the property is around 6 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 2000 Mbps. Data taken from checker.ofcom.org.uk on 26/08/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 26/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 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.

**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 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 the sale.



24 Aqueduct Road Shirley Solihull B90 1BT  
Council Tax Band: C

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.

