

A yellow oval logo with a green border. Inside, the word "melvyn" is in a small, green, sans-serif font. Below it, the word "Danes" is in a large, bold, green, sans-serif font. At the bottom, the words "ESTATE AGENTS" are in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A two-story house with a brown tiled roof. The ground floor has a red brick base, a white front door with a glass panel, and a dark grey garage door. The first floor has white walls and several windows, including a bay window with dark grey frames. A red car is partially visible on the left, and a green lawn is in the foreground.

Welford Road

Shirley

Offers Around £514,500

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 with 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 hostelrys 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 much extended and well presented traditional semi detached property which really does need to be seen to be appreciated. The current owners have renovated the property to a good standard including the rear full width extension with amazing open plan living kitchen with underfloor heating and bi-folding doors which open into the pleasant rear garden.



Accommodation

FULL WIDTH FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

CLOAKS STORAGE

LOUNGE

15'0" into bay x 10'6" max

SUPERB OPEN PLAN LIVING KITCHEN

22'4" max x 20'0"

SIDE UTILITY ROOM

19'10" max x 4'5"

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

14'8" into bay x 11'2" max

BEDROOM TWO

15'8" into bay x 10'6" max

BEDROOM THREE

15'8" max x 6'9"

BEDROOM FOUR

8'7" x 6'10"

LUXURY BATHROOM WITH SHOWER

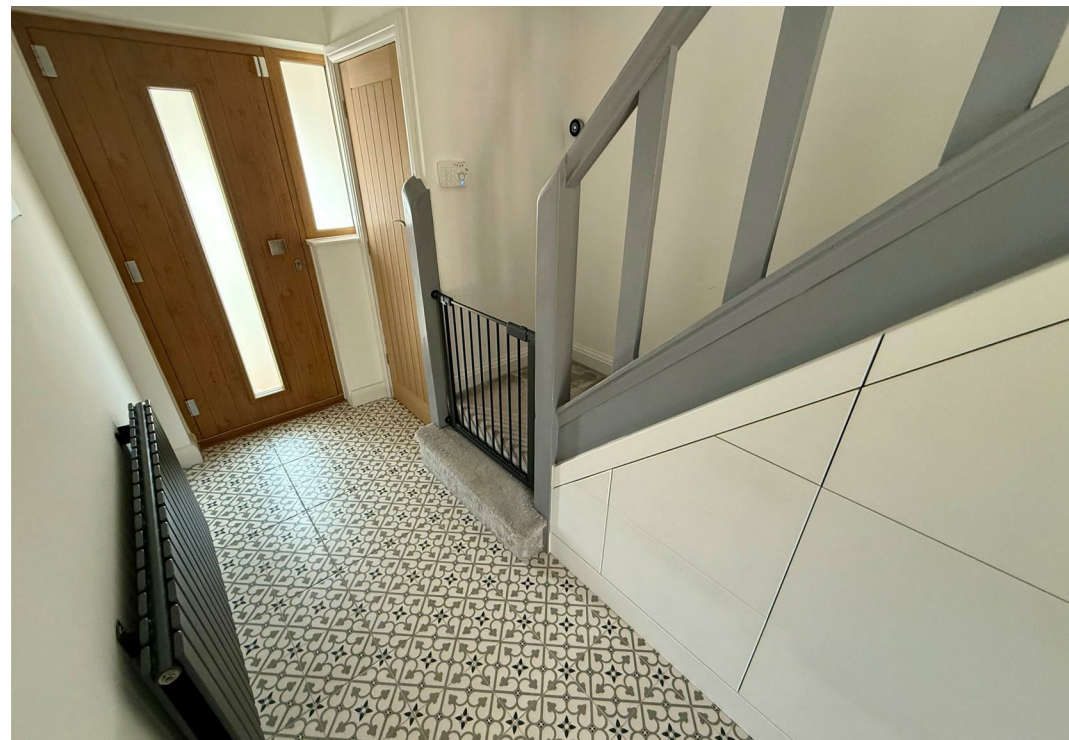
9'2" x 8'4"

SINGLE GARAGE

15'8" x 6'11"

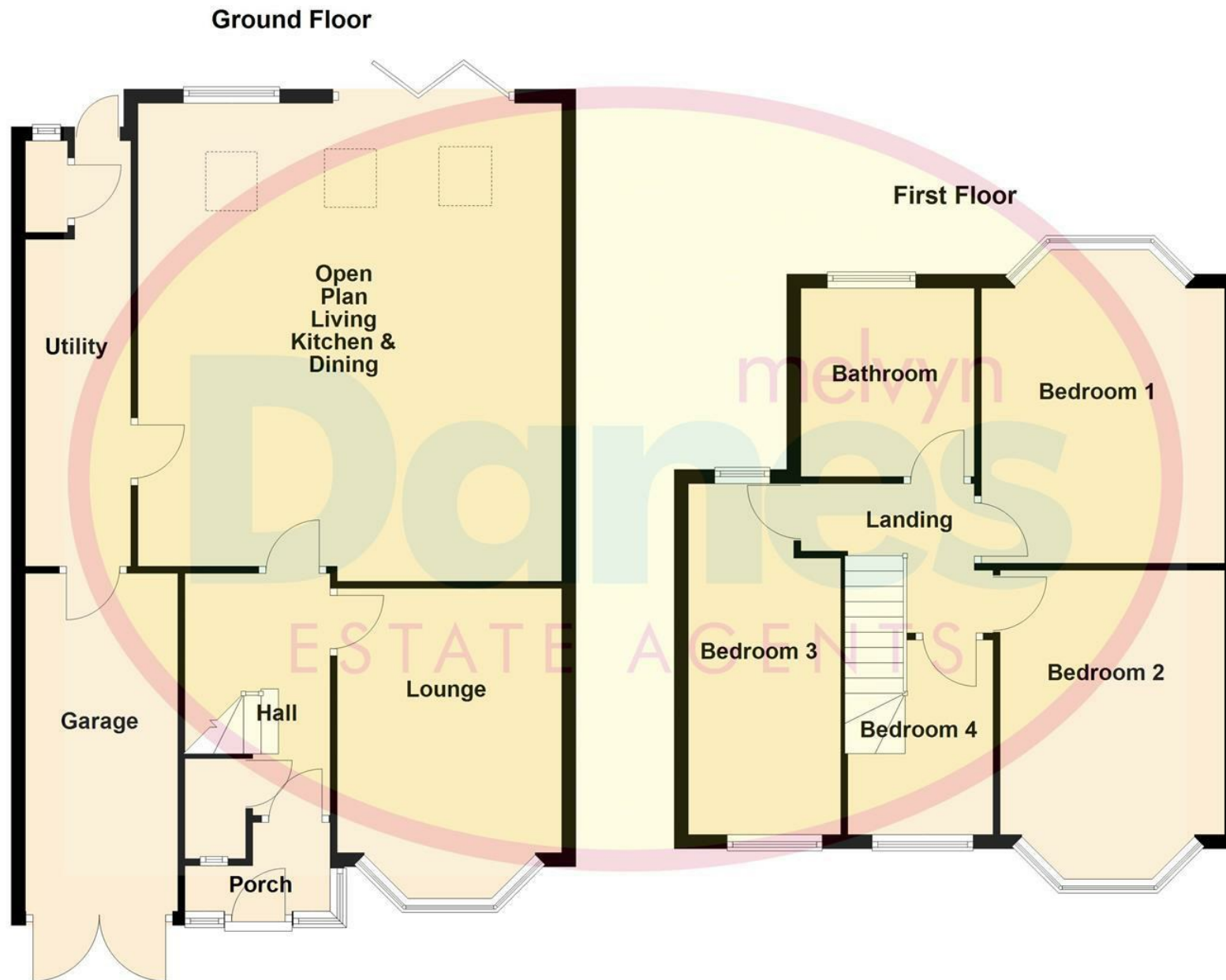
DELIGHTFUL REAR GARDEN











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.

TENURE: We are advised that the property is Freehold.

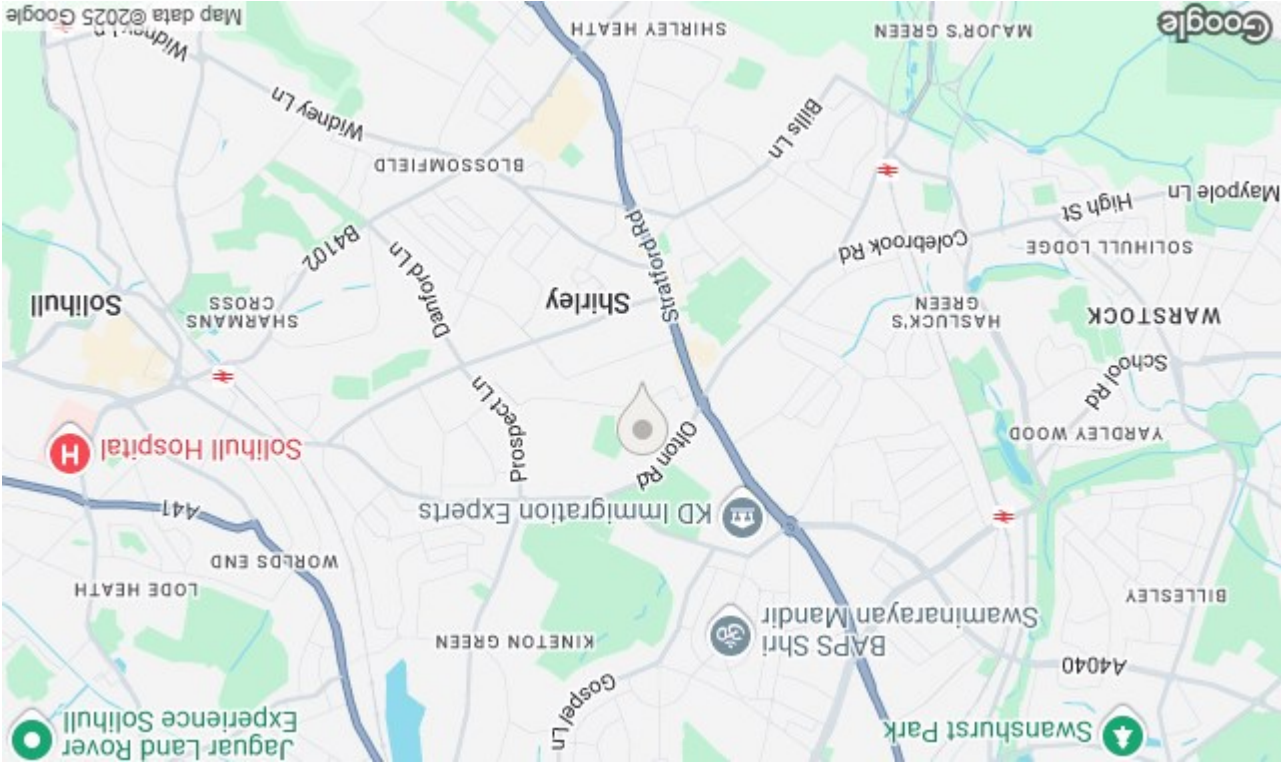
BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 04/04/2025. 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 04/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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.



57 Weirford Road Shirley Solihull B90 3HX Council Tax Band: D

