



melvyn
Danes
ESTATE AGENTS

Velsheda Road
Shirley
Offers Around £309,950

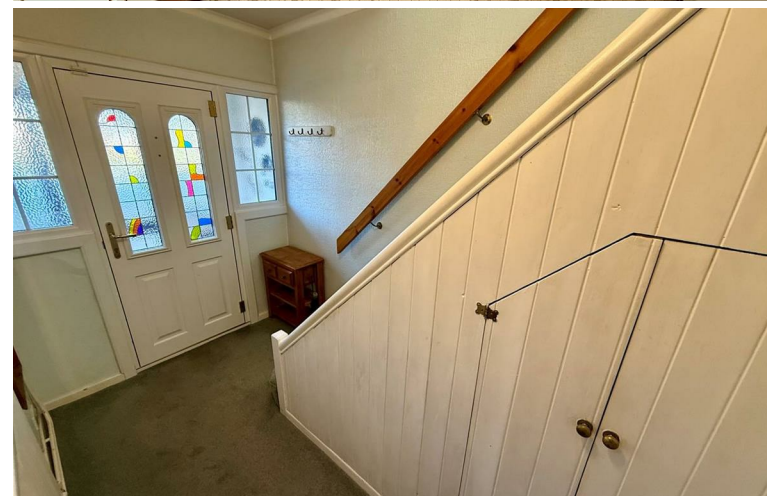
Description

Velsheda Road leads from Haslucks Green Road at its junction with Colebrook Road. There is access from Velsheda Road to Burman Road Infant School, whilst in nearby Haslucks Green Road is Haslucks Green Junior School, and senior schooling is catered for at the well regarded Light Hall School. Education facilities are subject to confirmation from the Education Department.

There are a number of local shops and Shirley Railway Station within Haslucks Green Road, together with local bus services which will take you into the centre of Shirley, Solihull and the city of Birmingham and its outlying suburbs.

The main A34 Stratford Road in Shirley has an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the nearby Retail Park. There are a wide choice of restaurants and hostelrys together with a thriving business community which extends down the Stratford Road to the Cranmore, Widney and Monkspath Business Parks, and beyond here to the presently under construction Provident and Blythe Valley Business Parks which straddle the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location, therefore, for this well maintained property which does require some cosmetic updating and is set back from the road behind a front block set driveway which provides access via glazed door opening to the



PORCH ENTRANCE

Having tiled floor, wall light point, windows to the front and composite double glazed front door opening to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor, understairs storage cupboard and door opening to the

LOUNGE AREA

14'5" into bay x 10'5" max (4.39m into bay x 3.18m max)



Having dog leg double glazed bay window to the front, ceiling light point, wall light point, central heating radiator, fire surround with living flame effect gas fire and open archway access to the

DINING AREA

12'5" x 10'4" (3.78m x 3.15m)



Having UPVC double glazed double opening french style doors to the conservatory, open access to the kitchen, three wall light points, central heating radiator and ceiling light point



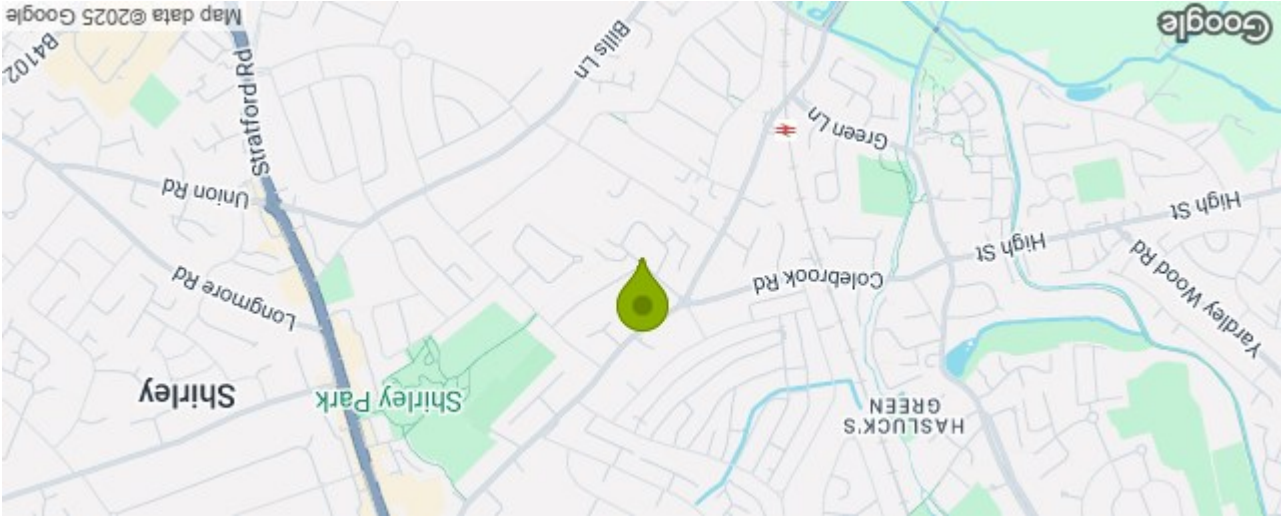
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: C

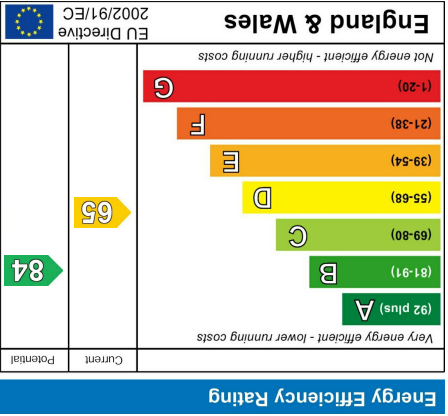
VIEWING: By appointment only with the office on the number below.

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



28 Veisheda Road Shirley Solihull B90 2JN
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.

