



Danes
melvyn
ESTATE AGENTS

Regan Avenue
Shirley
Offers Around £415,000

Description

Regan Avenue is located off Shakespeare Drive and is a most sought after road forming part of the much requested Shakespeare Manor Estate located within the suburb of Shirley. The estate itself was developed through the 1930's to the 1960's and contains a variety of family houses and bungalows set within generous plots. Regan Avenue is a cul-de-sac of around 22 houses and bungalows and at the end of the road is access to Bills Woods.

We are advised that the property is situated within the catchment area of nearby Light Hall School which can be found in nearby Hathaway Road. Infant Schooling is catered for by Woodlands Infant School whilst Junior Schooling is at Shirley Heath School just off the Stratford Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosteries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

A superb position therefore for this semi detached house which has been in its original ownership since its original construction in 1953. The property has been maintained to a good standard throughout its lifetime and offers an opportunity for those seeking a long term family home to extend (subject to necessary planning) and improve the living accommodation to suit a growing family. The property benefits from a good sized plot with a private southerly aspect to the rear and as a whole we would advise early viewing to avoid disappointment.



Accommodation

FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

CLOAKS STORAGE CUPBOARD

LOUNGE

14'9" x 12'0" max (4.50m x 3.66m max)

DINING ROOM

11'4" x 11'1" (3.45m x 3.38m)

CONSERVATORY

9'1" x 8'2" (2.77m x 2.49m)

KITCHEN

13'2" x 8'0" (4.01m x 2.44m)

UTILITY AREA WITH WC

11'4" x 7'8" (3.45m x 2.34m)

FIRST FLOOR LANDING

BEDROOM ONE

13'4" x 12'0" (4.06m x 3.66m)

BEDROOM TWO

12'4" x 10'11" (3.76m x 3.33m)

BEDROOM THREE

8'7" x 7'5" (2.62m x 2.26m)

BATHROOM WITH SHOWER

8'2" x 8'2" (2.49m x 2.49m)

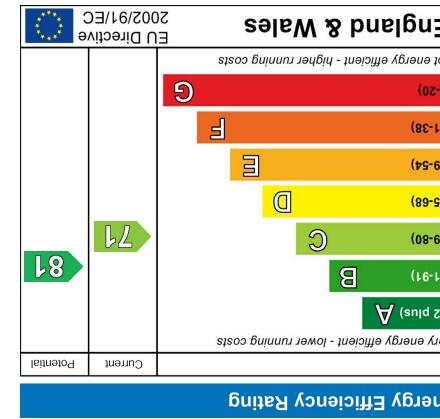
SIDE GARAGE

16'1" x 8'0" (4.90m x 2.44m)

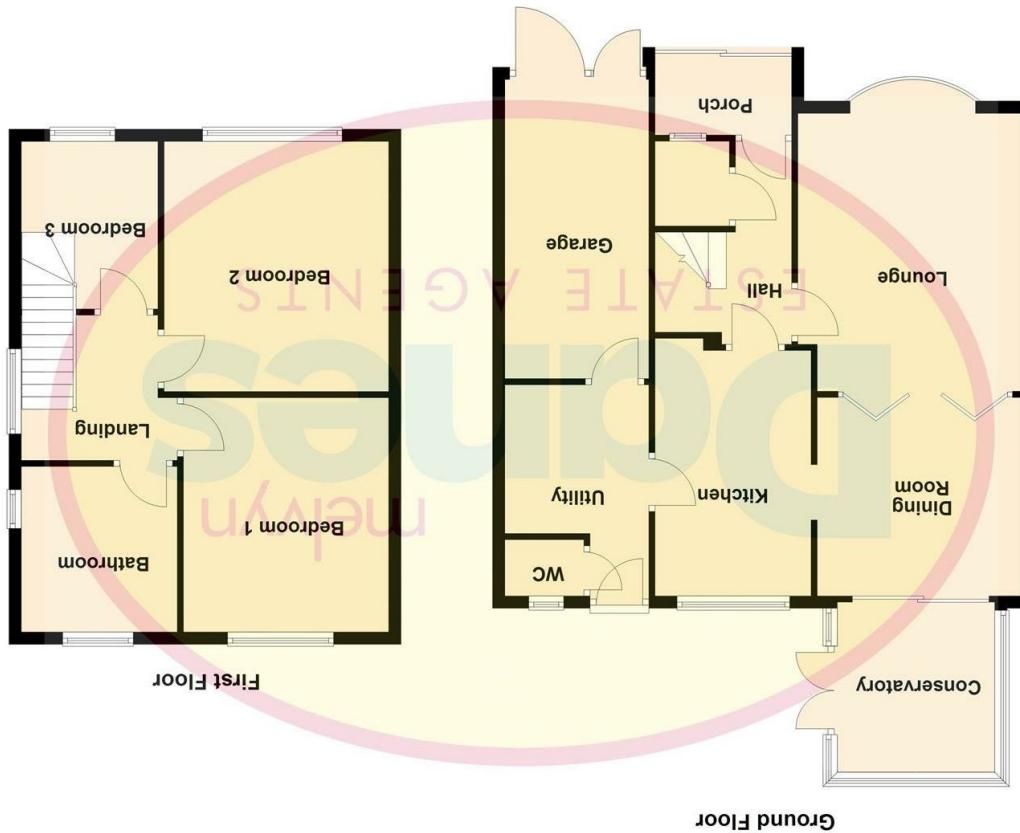
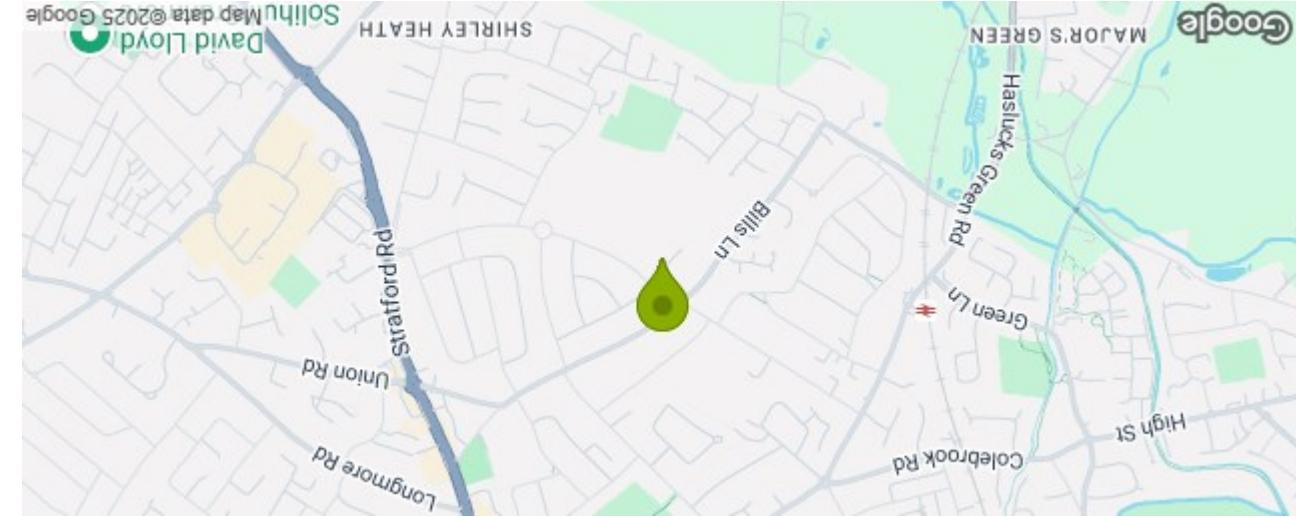
DELIGHTFUL REAR GARDEN



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.



1 Regan Avenue Shirley Solihull B90 2PD



We may refer you to recommended providers of auxiliary services such as **OneWayNet**, **Handicap Services**, and **Surveillance**. We encourage a consultation with your physician before proceeding with any of these services. You are not under any obligation to use the services of the recommended provider.

16/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband speed available at the property is around 13 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 16/07/2025. Actual service availability at the property or speeds received may be different.