

A yellow oval logo with a green border. Inside, the word 'Danes' is written in large green letters, with 'melvyn' in smaller green letters above it. Below 'Danes', the words 'ESTATE AGENTS' are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS

Aqueduct Road

Shirley

Offers Over £300,000

Description

A well maintained three bedroom semi detached property is set back from the road behind a great size driveway providing ample parking for this well proportioned family home. 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.

The property really does need to be viewed to be appreciated and boasts an entrance hallway, kitchen, lounge and dining area, three good size bedrooms and family bathroom.



PORCH

HALLWAY

LOUNGE AREA

11'11" x 19'11" (3.63m x 6.07m)

DINING ROOM

8'3" x 11'11" (2.51m x 3.63m)

KITCHEN

9'11" x 7'10" (3.02m x 2.39m)

FIRST FLOOR LANDING

BEDROOM ONE

15'6" x 9'2" (4.72m x 2.79m)

BEDROOM TWO

11'11" x 10'5" (3.63m x 3.18m)

BEDROOM THREE

9'11" x 10'3" (3.02m x 3.12m)

FAMILY BATHROOM

SINGLE GARAGE

14'9" x 7'7" (4.50m x 2.31m)

REAR GARDEN

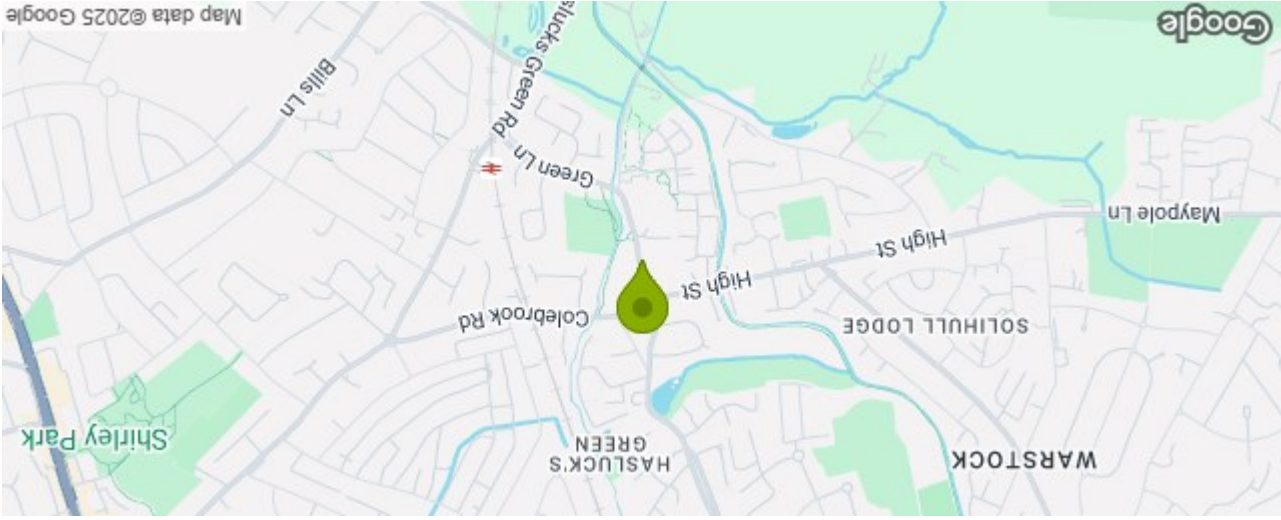


TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download 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 08/10/2025.

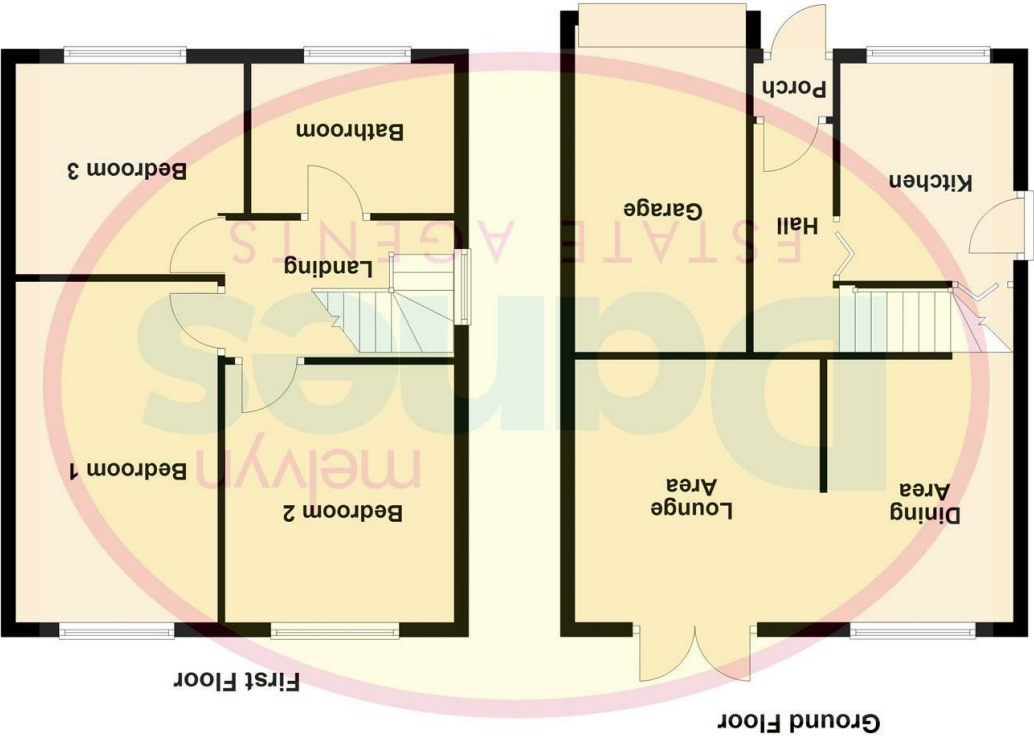
MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 08/10/2025). Please note that actual services available 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.



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

26 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.