



Skelcher Road, Shirley

Offers Around £299,950

- PORCH
- THROUGH LOUNGE DINER
- REAR UTILITY
- BATHROOM
- DELIGHTFUL REAR GARDEN
- RECEPTION HALLWAY
- KITCHEN
- THREE BEDROOMS
- SEPARATE WC
- GARAGE & DRIVEWAY

Skelcher Road is a popular residential road leading from Newborough Road close to the junction with Haslucks Green Road.

Sandy Hill Road leads from Skelcher Road and runs up to the Stratford Road, where one will find an excellent range of shops, including a wide choice of Supermarkets and specialist stores. A thriving business community exists further along the Stratford Road with the retail parks and beyond this are the Cranmore, Widney, Monkspath and Solihull Business Parks. Some four miles from the property is the M42 motorway, which forms the hub of the national motorway network.

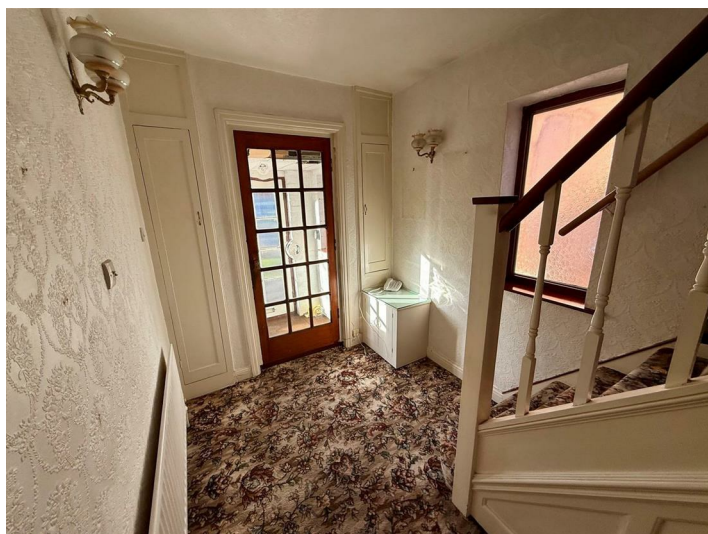
Schooling in Shirley is of considerable renown. We are advised that junior and infant schooling is catered for at Haslucks Green Junior and Burman Infant School, with senior schooling for the property being at Light Hall School. There is Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road and the town centre of Solihull boast Sixth Form Colleges. Education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this traditional semi detached property which does require modernisation and improvement. Sitting back from the road behind a front driveway and foregarden from where a door opens to the

PORCH

Having windows to the side, wall light point and front door opening to the

RECEPTION HALLWAY



Having double glazed window to the side, staircase rising to the first floor, two wall points, central heating radiator, cloaks storage and doors opening to the lounge and kitchen

LOUNGE DINER

26'2" into bay x 12'9" max (7.98m into bay x 3.89m max)



Having aluminium double glazed dog leg bay window to the front, two ceiling light points, two wall light points, two central heating radiators and sliding double glazed patio style doors to the rear garden

KITCHEN

12'0" x 7'8" (3.66m x 2.34m)



Having double glazed window to the side, window and door to the rear utility area, ceiling light point, wall and base mounted storage units with work surfaces over, sink and drainer unit, wall mounted combi central heating radiator

REAR UTILITY

9'5" max x 7'2" overall (2.87m max x 2.18m overall)

Having UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear garden, ceiling light point and space and plumbing for automatic washing machine

LANDING

Having double glazed window to the side, ceiling light point and doors radiating off

BEDROOM ONE

14'4" into bay x 12'0" (4.37m into bay x 3.66m)



Having aluminium double glazed dog leg bay window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO

12'0" x 12'0" (3.66m x 3.66m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

7'7" x 6'11" (2.31m x 2.11m)

Having aluminium double glazed window to the front, ceiling light point and central heating radiator

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, vanity unit with inset sink and panelled bath

SEPARATE WC

Having window to the side, ceiling light point and mid level WC

SIDE GARAGE

Having door and window to the side, up and over door to the shared driveway

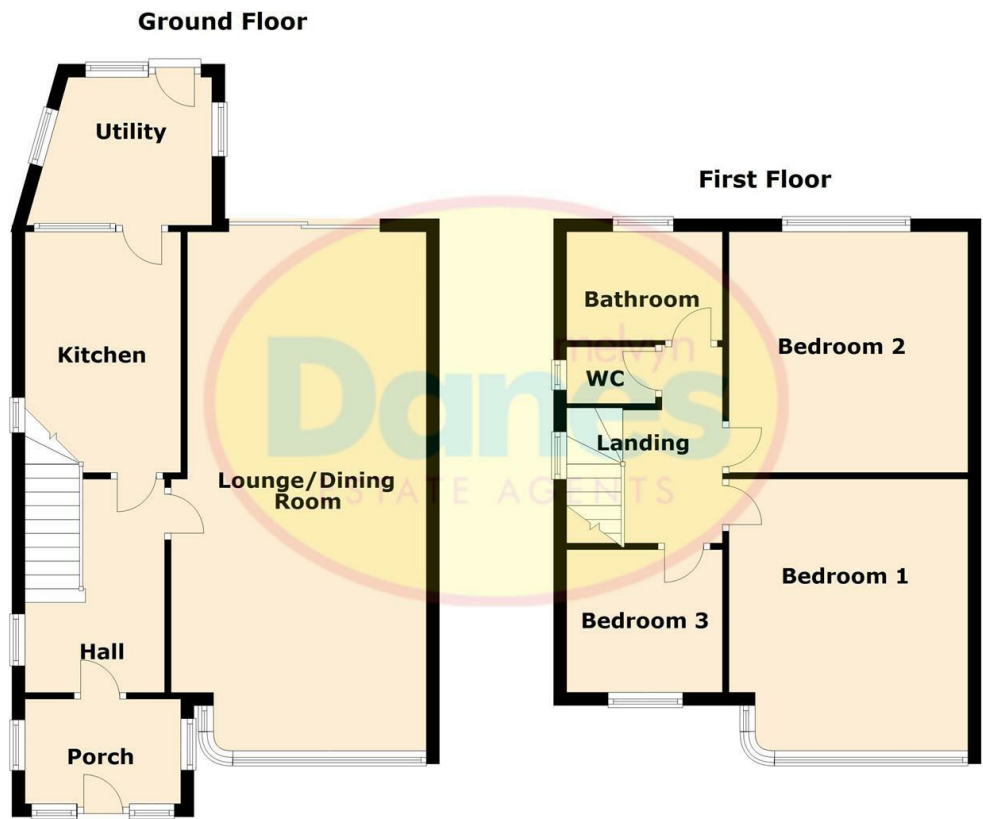
DELIGHTFUL REAR GARDEN



Having patio area with extensive lawn beyond and mature privacy screening to the surround

FLOOR PLAN

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

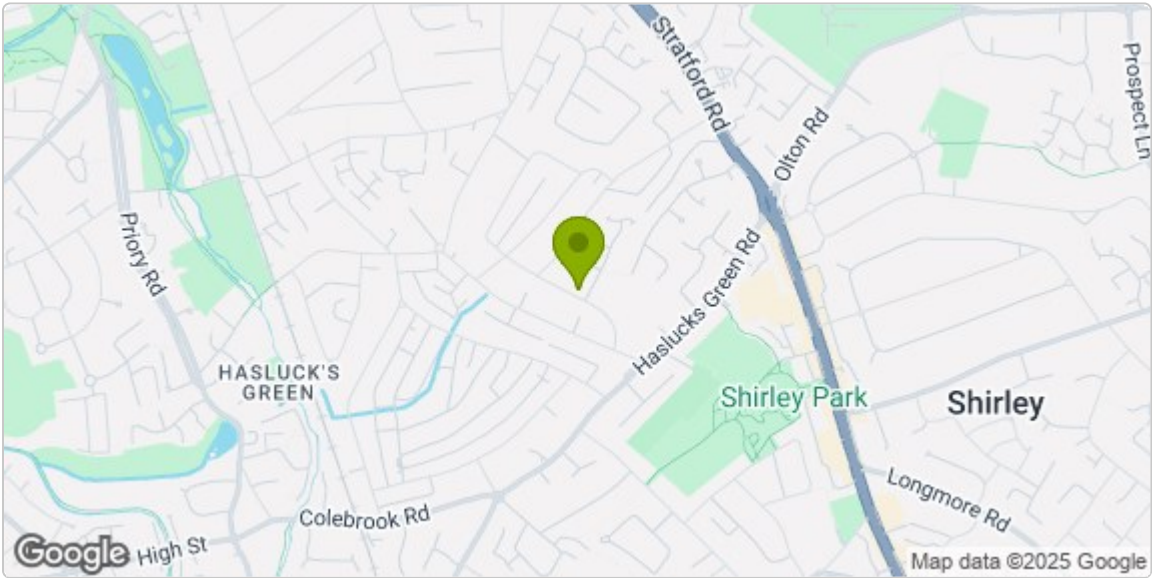
BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 27/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 27/01/2025). 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



Full Postal Address:
46 Skelcher Road Shirley
Solihull B90 2EZ

Council Tax Band: C

