

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story brick house with a red-tiled roof. The house has several windows with dark frames and two dark wooden doors. A small porch with a tiled roof covers the entrance area. To the left of the house is a two-car garage with white doors. The house is surrounded by a green lawn and a gravel driveway. A large tree is visible on the left side of the image. The sky is blue with some clouds.

Stratford Road
Shirley
Offers Around £179,950

Description

The property is situated in a small leafy cul-de-sac located just off the main Stratford Road close to the town centre of Shirley. Along the main road run regular bus services into the City of Birmingham and nearby central Solihull, where there are excellent shopping and business facilities.

Festooned along the Stratford Road are an excellent range of shops, including a wide choice of Supermarkets and Superstores on the nearby Retail Park. A thriving business community exists along the Stratford Road and this extends down to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here a journey of some three miles from the property, to the M42 motorway, forming the hub of the Midlands 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 first floor maisonette which is set back from the road behind a deep foregarden flanked by an allocated parking space with single garage to the side. Inside the property stairs rise to a hallway where the two bedrooms, bathroom and lounge with the kitchen off. The property benefits from having an extended lease and is offered with no upward chain.



Accommodation

ENTRANCE LOBBY

LANDING RECEPTION

LOUNGE DINER

17'8" x 11'2" (5.38m x 3.40m)

KITCHEN

7'6" x 7'6" (2.29m x 2.29m)

BEDROOM ONE

11'2" x 9'7" (3.40m x 2.92m)

BEDROOM TWO

9'2" x 7'10" (2.79m x 2.39m)

BATHROOM

SINGLE GARAGE

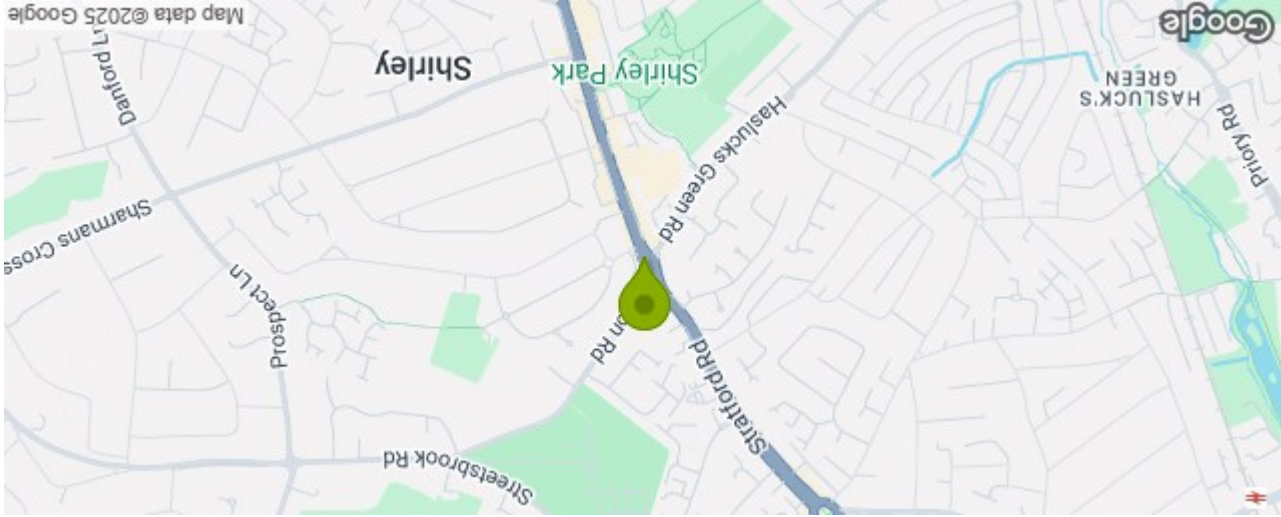
PARKING SPACE

TENURE: We are advised that the property is Leasehold with 145 years remaining on the lease. There is a service charge of approximately £549.13 half yearly and there is no ground rent.

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 09/09/2025. 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 09/09/2025). 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	Very energy efficient - lower running costs														
Current	Not energy efficient - higher running costs														
<table border="1"> <tr> <td>A</td> <td>(92 plus)</td> </tr> <tr> <td>B</td> <td>(81-91)</td> </tr> <tr> <td>C</td> <td>(69-80)</td> </tr> <tr> <td>D</td> <td>(55-68)</td> </tr> <tr> <td>E</td> <td>(39-54)</td> </tr> <tr> <td>F</td> <td>(21-38)</td> </tr> <tr> <td>G</td> <td>(1-20)</td> </tr> </table>		A	(92 plus)	B	(81-91)	C	(69-80)	D	(55-68)	E	(39-54)	F	(21-38)	G	(1-20)
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England & Wales EU Directive 2002/91/EC															

65 Stratford Road Shirley Solihull B90 3NB
Council Tax Band: B

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.

