



**melvyn
Danes**
ESTATE AGENTS

Wakelin Road
Shirley
Offers Over £325,000

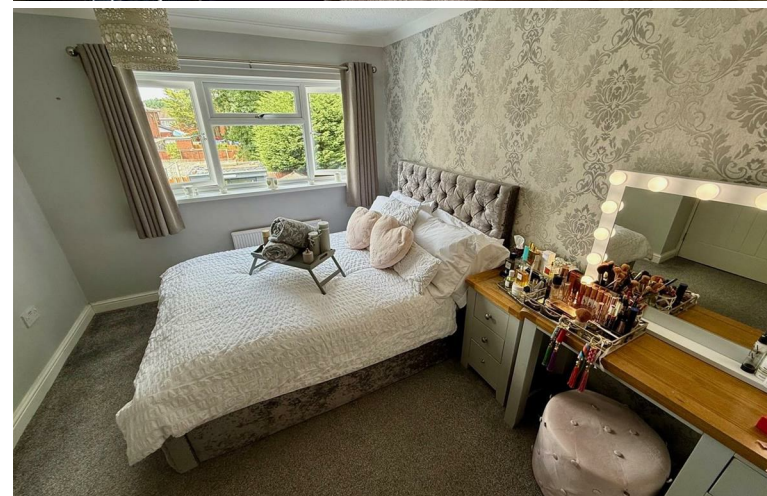
Description

Wakelin Road is a small cul-de-sac within 'The Woodlands' development located on the fringes of Shirley and benefitting from being in close proximity to open countryside.

The property falls within the catchment area for Light Hall Secondary School which can be found in nearby Stretton Road, with infant schooling being at Woodlands Infant School and junior schooling at Shirley Heath. 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 hostelrys 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.

An ideal location therefore for this modern town house that has been extended and improved to a high standard by the current owners and offers really deceptive accommodation that really needs to be seen to be appreciated and boasts a beautiful extended kitchen with lantern roof and bi-fold doors to the rear garden; a utility and ground floor shower room; three double bedrooms and a bathroom. There is a pretty garden to the rear with gated rear access and an excellent garden room. Overall we would definitely recommend viewing to appreciate the accommodation on offer and the overall presentation of the house.



FOREGARDEN

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE

14'0" x 11'4" (4.27m x 3.45m)

DINING AREA/FAMILY ROOM

12'0" x 10'6" (3.66m x 3.20m)

EXTENDED BREAKFAST KITCHEN

13'1" x 12'11" (3.99m x 3.94m)

UTILITY ROOM

6'3" x 4'6" (1.91m x 1.37m)

GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM ONE

14'1" x 9'9" (4.29m x 2.97m)

BEDROOM TWO

12'1" x 9'9" (3.68m x 2.97m)

BEDROOM THREE

10'0" x 7'7" (3.05m x 2.31m)

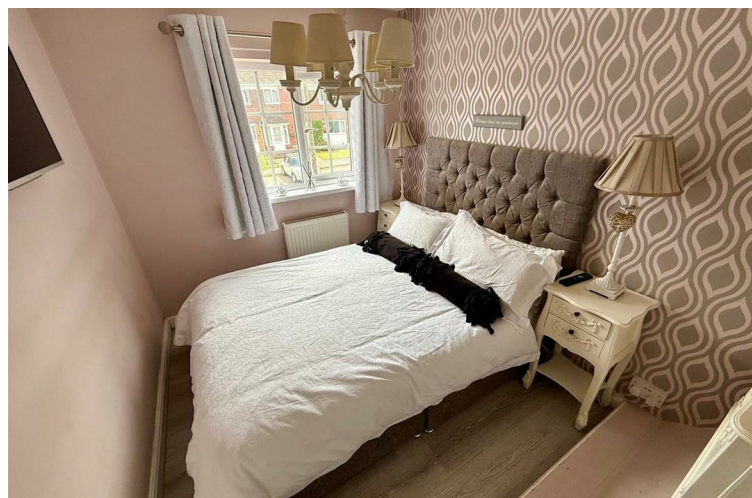
MODERN BATHROOM

REAR GARDEN

GARDEN STORE

GARDEN ROOM

8'4" x 7'0" (2.54m x 2.13m)



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 1000 Mbps. Data taken from checker.ofcom.org.uk on 07/07/2025. Actual service availability at the property or speeds received may be different.

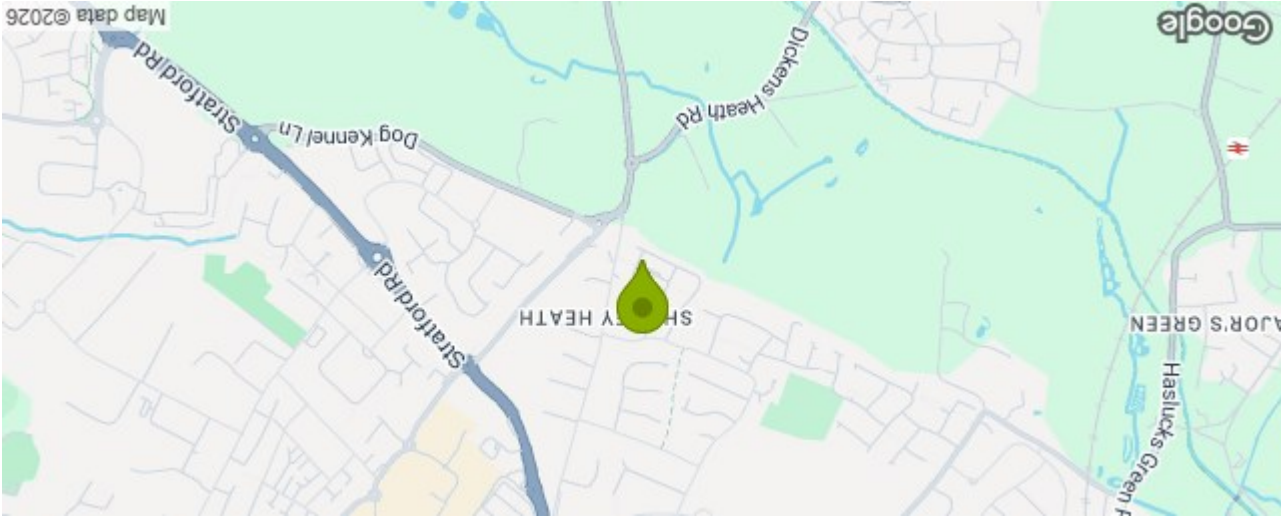
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 07/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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.

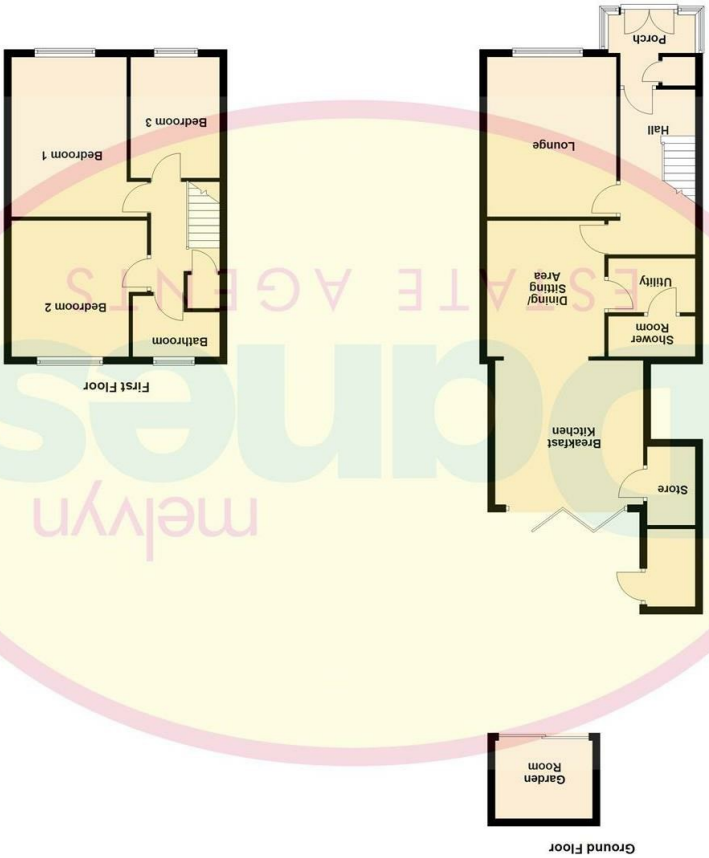
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating		
 EU Directive 2002/91/EC	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
		England & Wales

26 Wakelin Road Shirley Solihull B90 2RW
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.