



melvyn
Danes
ESTATE AGENTS

Binton Road
Shirley
Offers Around £459,950

Description

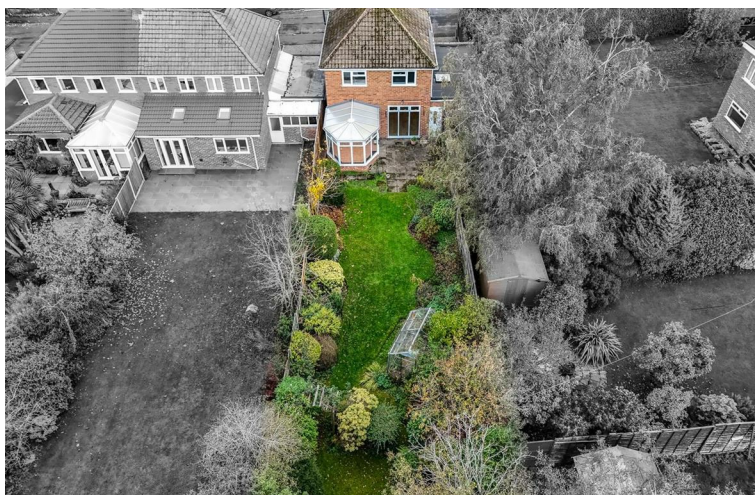
Binton Road is a popular residential road situated between Neville Road and Loxley Avenue. Constructed in the late 1950's this cluster of similar properties are located in a most convenient position close to the amenities of Shirley, yet in close proximity to woodland, the bridle path and the fisheries along Bills Lane.

Along the A34 Stratford Road there is an excellent choice of shops, business premises, restaurants and pubs which are augmented by the superstores sited on the retail park on Marshall Lake Road.

There are well regarded schools in the area including Our Lady of the Wayside Roman Catholic School, Haslucks Green Junior School and Burman Infant School. We are advised that the property currently falls into Light Hall Senior School catchment area. All school catchments are subject to confirmation from the local education department.

There is a thriving business community in the Shirley area which extends south along the A34 to the Cranmore, Widney and Solihull business parks and on to the Blythe Valley Business Park which is sited on the junction with the M42 motorway which provides access, via its junction with the A45, to The National Exhibition Centre, Birmingham International Airport and Station.

An excellent location therefore for this renovated detached house which is set back from the road behind a front driveway with hedgerow screening to the fore. Refurbished throughout the well proportioned property has great space to the ground floor with the useful additions of the shower room and utility space. The property is offered with the benefit of having no upward chain.



PORCH

HALLWAY

KITCHEN

9'9" x 11'3" (2.97m x 3.43m)

LOUNGE DINER

15'10" max x 19'1" (4.83m max x 5.82m)

CONSERVATORY

11'9" x 8'8" (3.58m x 2.64m)

UTILITY & PASSAGEWAY

GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM ONE

13'8" x 11'1" (4.17m x 3.38m)

BEDROOM TWO

12'0" x 11'1" (3.66m x 3.38m)

BEDROOM THREE

9'0" x 7'5" (2.74m x 2.26m)

FAMILY BATHROOM

GARAGE

14'1" x 7'10" (4.29m x 2.39m)

REAR GARDEN

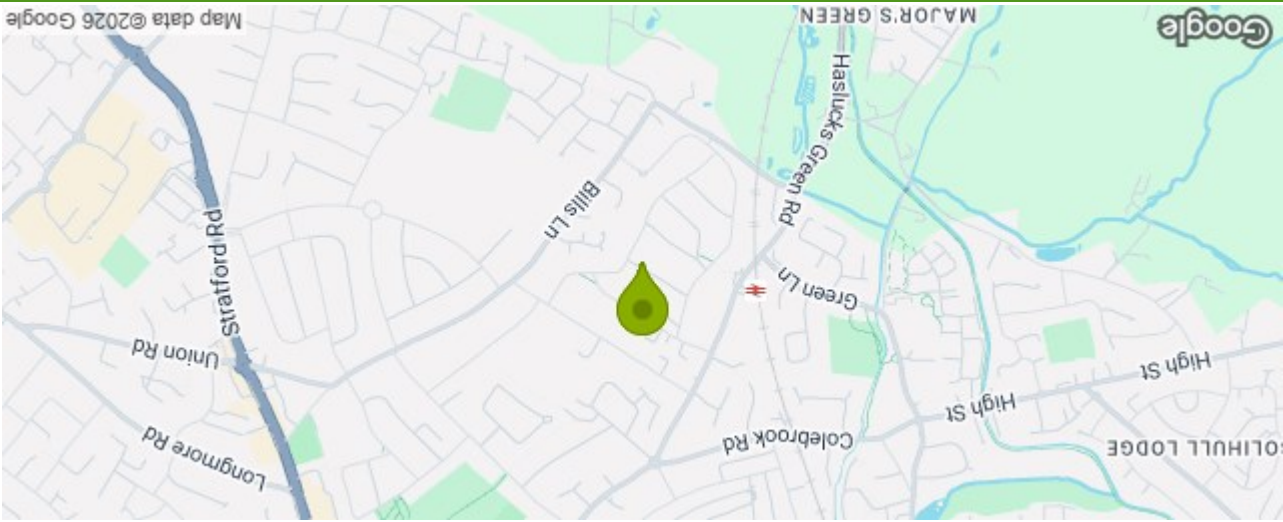


TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 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 09/10/2025.

MOBILE: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors. (data taken from checker.ofcom.org.uk on 09/10/2025). 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.



26 Binton Road Shirley Solihull B90 2QH
Council Tax Band: D

Energy Efficiency Rating		
England & Wales		
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		
Potential		
Current		
74		
68		

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.

