



Shakespeare Road, Shirley

Offers Around £375,000

- DRIVEWAY
- EXTENDED LOUNGE
- GARAGE
- FIVE BEDROOMS
- REAR GARDEN & GARAGE
- DINING ROOM
- EXTENDED KITCHEN
- GUEST CLOAKS
- BATHROOM
- NO UPWARD CHAIN

Shakespeare Road leads from Avon Road which runs parallel with Marshall Lake Road. Close by are both Widney Junior School and Cranmore Infant School. A walk of approximately half a mile from here will bring you to Alderbrook Senior School, in whose catchment we are advised the property falls, subject to confirmation from the Education Authority, and also nearby, in Whitefields Road, is St Augustines Roman Catholic Junior and Infant School, and St Peters Roman Catholic Senior School and Sixth Form College.

Close to the junction with Marshall Lake Road and Longmore Road, are local shops, and further local shopping will be found on the corner of Cranmore Road at its junction with Marshall Lake Road. At the opposite side of this junction is access into the Retail Park, and of course the main Stratford Road provides a comprehensive array of shops ranging from small speciality and convenience stores to a choice of major supermarkets.

Regular bus services operate along Marshall Lake Road and Stratford Road giving access to the centre of Solihull and also into the City of Birmingham and its outlying suburbs. Travelling by car along the A34 Stratford Road, a journey of less than three miles will bring you to the junction of the M42 motorway. On this junction is sited the expanding Blythe Valley Business Park, which complements the existing business premises which are sited on Cranmore Boulevard and encompass the Cranmore, Widney, Monkspath and Solihull Business Parks.

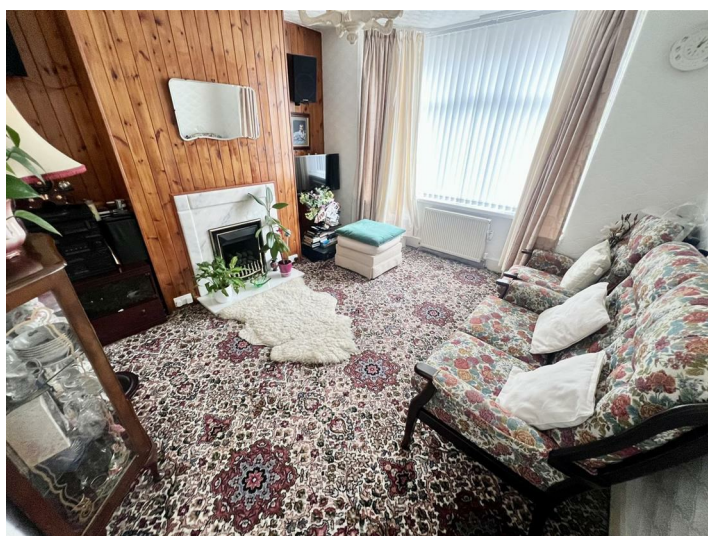
An excellent location therefore for this vastly extended semi detached house which sits back from the road behind a front driveway which leads to a UPVC double glazed front door, opening to the

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the lounge, kitchen and

DINING ROOM

12'2" into bay x 11'3" (3.71m into bay x 3.43m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and gas fire

EXTENDED LOUNGE

19'2" x 10'11" max (5.84m x 3.33m max)



Having double glazed sliding door to rear garden, two ceiling light points, central heating radiator and gas fire

EXTENDED KITCHEN

16'1" max x 15'3" max (4.90m max x 4.65m max)



Having double glazed window to rear aspect, a range of wall and base units with work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, built in oven, four ring gas hob with extractor over, space and plumbing for washing machine and dishwasher, two ceiling light points, central heating radiator, sliding door to garage and door to

GARDEN ROOM

Single glazed greenhouse/garden room giving access to the garden from a sliding door

FIRST FLOOR LANDING

Having ceiling light point, loft access and doors off to the five bedrooms and bathroom

BEDROOM ONE
19'2" x 9'11" max (5.84m x 3.02m max)



Having double glazed window to rear elevation, two ceiling light points and central heating radiator

BEDROOM TWO
12'9" into bay x 9'11" (3.89m into bay x 3.02m)

Having double glazed bay window to front elevation, ceiling light point and central heating radiator

BEDROOM THREE
14'10" x 8'8" (4.52m x 2.64m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

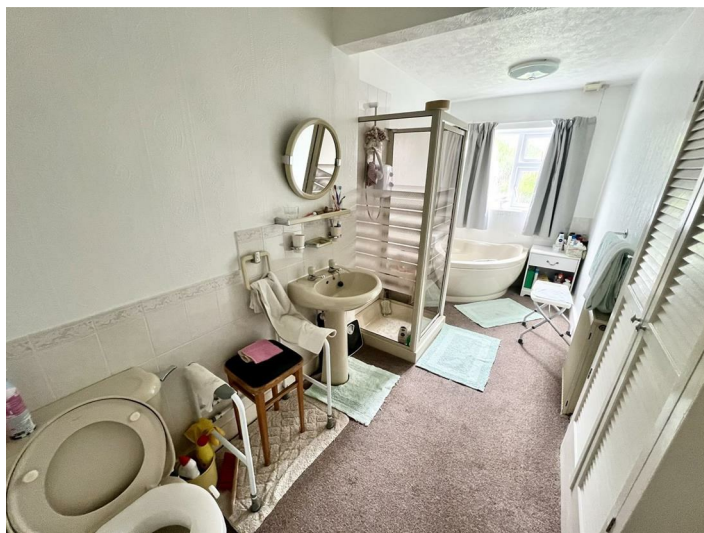
BEDROOM FOUR
11'3" x 6'9" (3.43m x 2.06m)

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

BEDROOM FIVE
6'5" x 7'0" (1.96m x 2.13m)

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

BATHROOM



Having double glazed window to rear elevation, corner bath, shower cubicle with electric shower, low level wc, pedestal wash hand basin, two ceiling light points, central heating radiators and storage cupboard

GARAGE
18'10" max x 6'5" (5.74m max x 1.96m)

Having double doors to the front driveway, ceiling light point, wash hand basin and door to

GUEST WC
Having low level wc and ceiling light point

OUTSIDE

REAR GARDEN



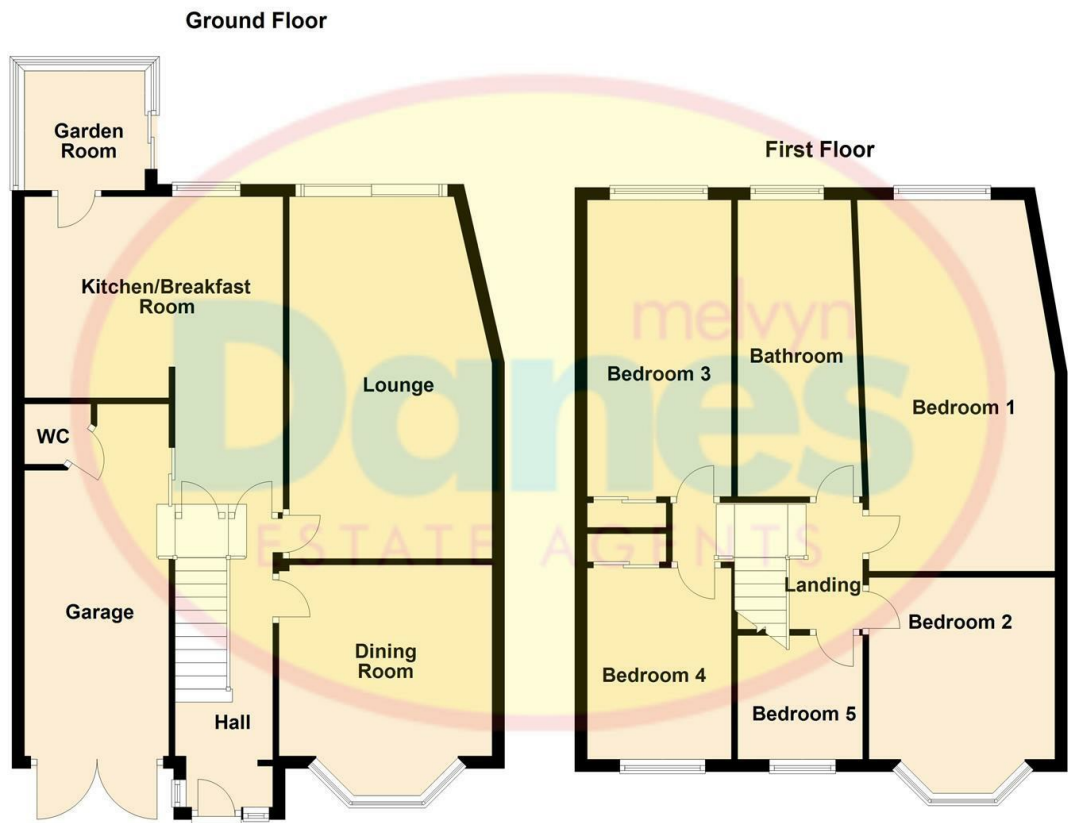
Having paved patio with the rest laid mainly to lawn with a paved path leading to a further paved seating area and access to the single garage to the rear

SINGLE GARAGE
16'1" x 8'0" (4.90m x 2.44m)

Having up and over door to the access drive, ceiling light point and power and courtesy door to the rear garden

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.



COUNCIL TAX BAND: C

TENURE

We are advised that the property is freehold but as yet we have not been able to verify this.

VIEWING

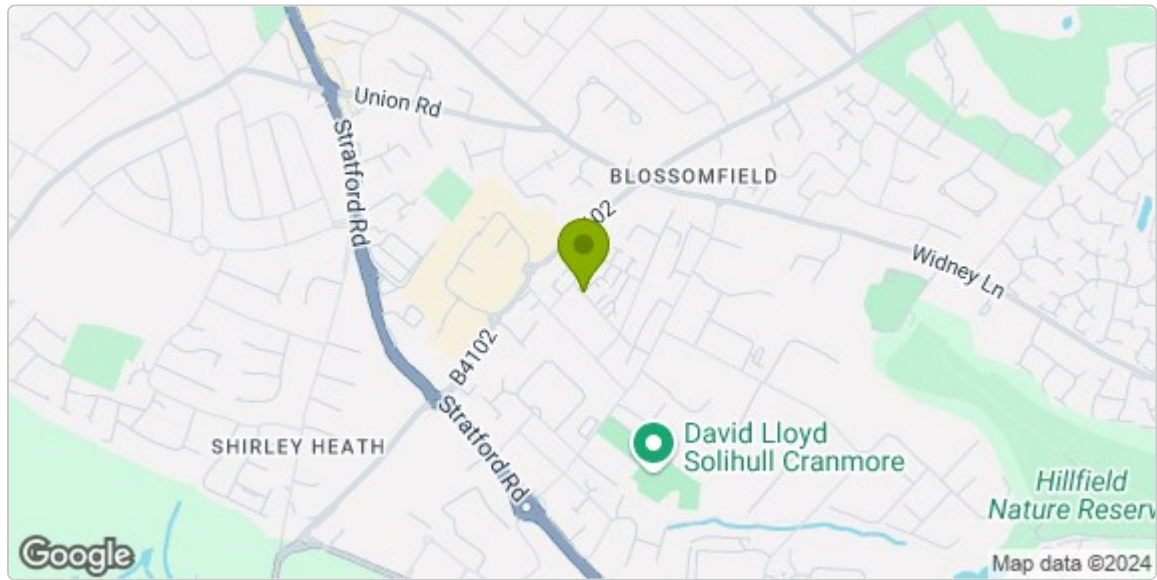
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:

6 Shakespeare Road Shirley
Solihull B90 4RL

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	