



melvyn  
**Danes**  
ESTATE AGENTS



Amington Road  
Shirley  
Offers Around £409,950

## Description

The popular 'Badgers' development was originally built by Bryant Homes and has proven popular since its construction in 1977, offering modern 'Georgian' style houses situated on generous plots and alongside wide roadways. This particular property was originally built to the 'Grafton' design and owing to the side access which it affords, does offer potential for additional extension over the garage (subject to planning permissions).

From the development there is pedestrian access which leads indirectly to Light Hall Senior School and Woodlands Infant School. Also in this location is a local convenience store with Post Office and regular local bus services. These also operate along Bills Lane and will take you the short journey up to Shirley Railway Station in Haslucks Green Road, from which regular commuter services operate.

The main A34 Stratford Road provides the major facilities for the area with an excellent choice of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. Shirley Park leads from the Stratford Road and there is a community centre, doctors and dental practices, and a good range of restaurants and hosteries. A thriving business community extends along the Stratford Road into Birmingham and out towards the Cranmore/Widney and Monkspath Business Parks and Blythe Valley Business Parks which straddle the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location therefore for this semi detached house which enjoys a pleasant position and offers further potential to extended (subject to the necessary planning permissions). The house has been extended and lovingly maintained by the current owners who have been in occupation for 30 years. The property benefits from a deep front driveway and a rear garden with a southerly aspect. In all, a really lovely home in arguably one of the best positions on this popular development.



## Accommodation

DEEP FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE

15'1" x 11'9" max (4.60m x 3.58m max)



DINING ROOM

15'2" x 10'7" (4.62m x 3.23m)



EXTENDED KITCHEN

17'4" x 8'0" (5.28m x 2.44m)



GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

12'11" x 8'5" (3.94m x 2.57m)



BEDROOM TWO

10'6" x 8'6" (3.20m x 2.59m)



BEDROOM THREE

9'9" max x 6'6" (2.97m max x 1.98m)

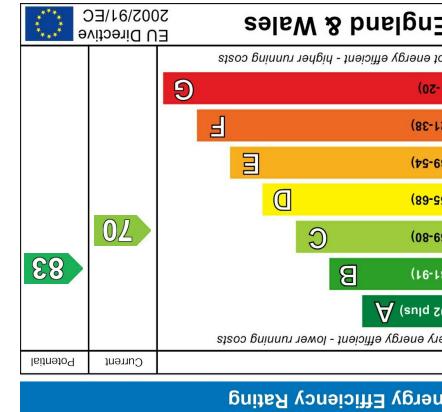
SHOWER ROOM

SIDE GARAGE

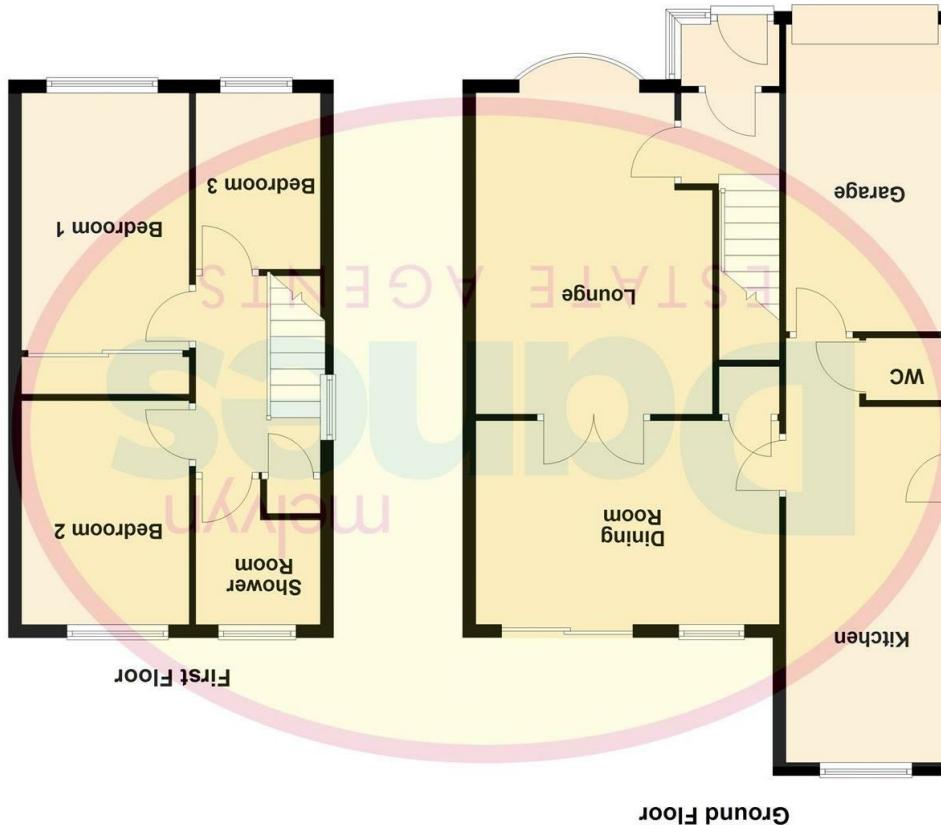
15'0" x 8'6" (4.57m x 2.59m)



SOUTH FACING REAR GARDEN



26 Almington Road Shirley Solihull B90 2RF  
Council Tax Band: D



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

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.com.og.uk on 07/05/2025). Please note that certain services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 5 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 07/05/2025. Actual service availability at the property or speeds received may be different.

