

# Welford Road, Shirley

## Offers Around £460,000

- WIDE FRONTED PLOT
- LOUNGE & DINING ROOM
- KITCHEN
- BATHROOM
- SIDE & REAR GARDENS
- PORCH & HALLWAY
- CONSERVATORY
- THREE BEDROOMS
- SIDE GARAGE
- DEVELOPMENT POTENTIAL (STPP)

Welford Road is conveniently located for the amenities of the Stratford Road in the town centre of Shirley.

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hosteries along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

This traditional semi detached house occupies a prime position on a bend in Welford Road and has a wide plot that could be further developed as the other corner plots have been - further to all the necessary planning permissions that are required.

Sitting back from the road behind a front driveway flanked by a small lawned foregarden. Double opening glazed doors lead to the

### **PORCH ENTRANCE**

Having tiled floor and original front door with stained glass inset opening to the

### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, laminate wooden flooring, UPVC double glazed window to the front and doors off to lounge, dining room and kitchen



### **DINING ROOM**

**15'5" into bay x 11'5" max (4.70m into bay x 3.48m max)**

Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and feature fireplace

### **LOUNGE**

**14'4" into bay x 11'5" max (4.37m into bay x 3.48m max)**



Having laminate wooden flooring, ceiling light point, central heating radiator and double opening doors to the

### **CONSERVATORY**

**10'9" max x 9'0" overall (3.28m max x 2.74m overall)**



Having UPVC double glazed windows and double opening doors to the rear garden and laminate wooden flooring

### **KITCHEN**

**8'2" x 9'1" + pantry recess (2.49m x 2.77m + pantry recess)**

Having UPVC double glazed windows to the side and rear, ceiling light point, door opening to the side verandah and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker point and full height appliance space



**BATHROOM**

Having UPVC double glazed windows to the side and rear, recessed ceiling spotlights, central heating radiator, panelled bath, shower cubicle, pedestal wash hand basin and low level WC

**OUTSIDE**

**SIDE GARAGE**  
**16'0" x 7'6" (4.88m x 2.29m)**

Having doors to the front driveway, central heating boiler, light and power

**SIDE & REAR GARDENS**

Occupying a wide corner plot with return frontage along Welford Road itself to the side of the property is a paved patio area and lawn with fencing to the front and to the rear is a lawned area with mature well stocked shrub border to the rear.

**SIDE VERANDAH**  
**12'1" x 7'0" (3.68m x 2.13m)**

Having tiled flooring, space and plumbing for automatic washing machine, courtesy door to the garage and UPVC double glazed windows and double opening doors to the rear garden

**FIRST FLOOR LANDING**

Having UPVC double glazed window to the side, ceiling light point, loft hatch access and doors opening to three bedrooms, bathroom and airing cupboard

**BEDROOM ONE**  
**15'1" max into bay x 11'6" (4.60m max into bay x 3.51m)**

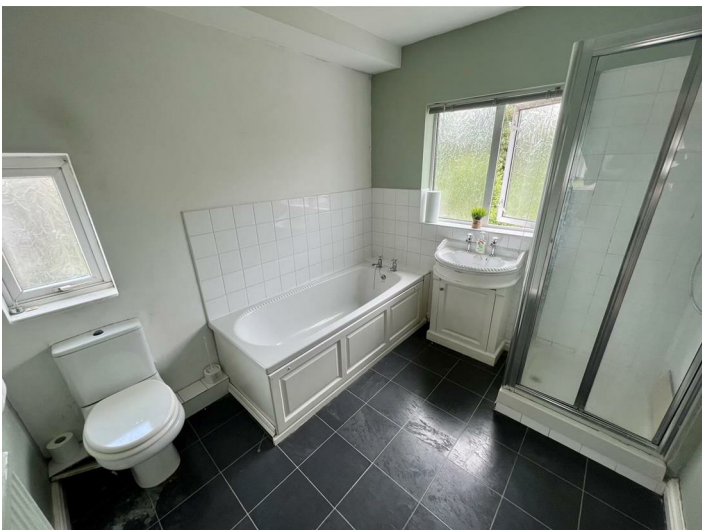
Having UPVC double glazed bay window to the rear, ceiling light point, central heating radiator and laminate wooden flooring

**BEDROOM TWO**  
**16'2" into bay x 11'6" into rear of wardrobe (4.93m into bay x 3.51m into rear of wardrobe)**

Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

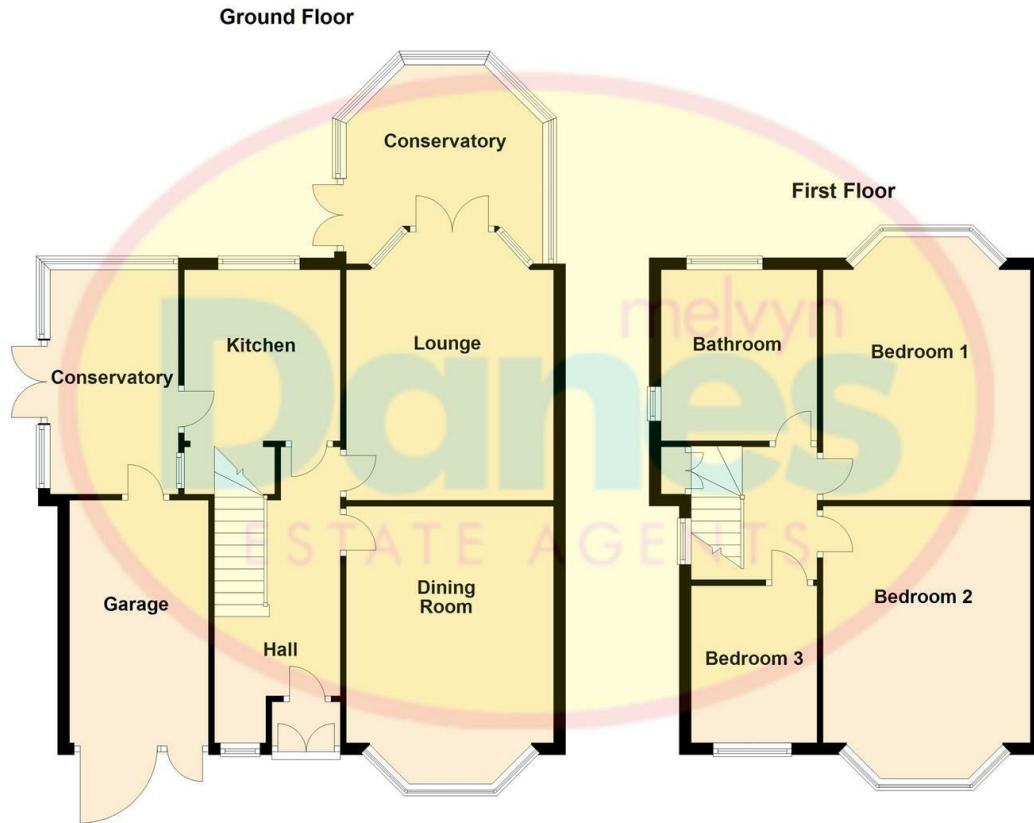
**BEDROOM THREE**  
**8'8" x 7'0" (2.64m x 2.13m)**

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



## 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.



### TENURE

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

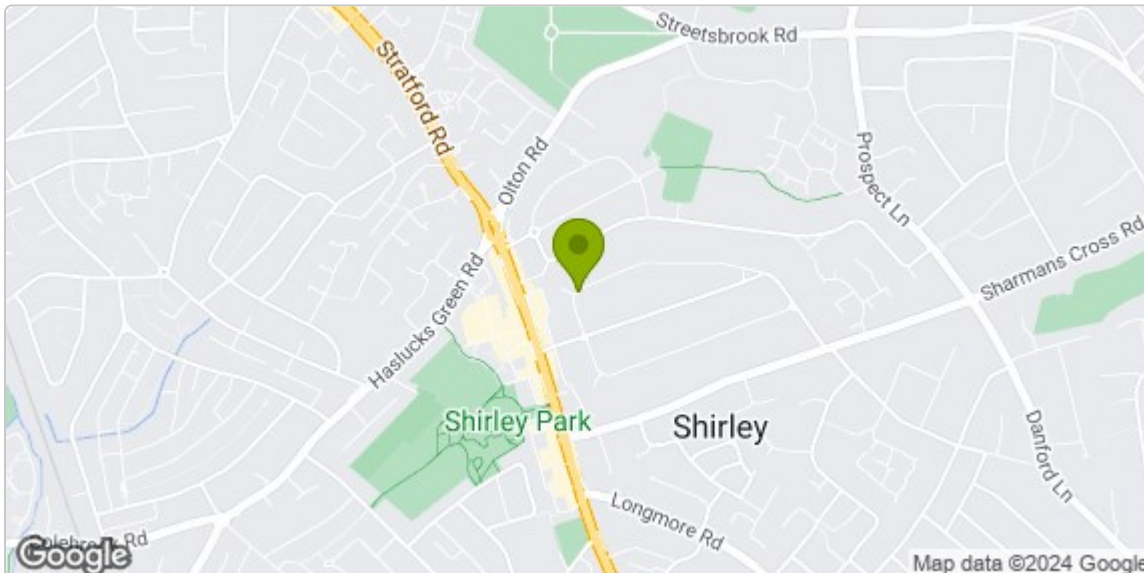
### COUNCIL TAX - Band D

### VIEWING

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

**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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
18 Welford Road Shirley  
Solihull B90 3HX

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk