



Thornyfield Road, Shirley

Offers Around £339,950

- RECEPTION HALLWAY
- GOOD SIZED SUN LOUNGE
- TWO BEDROOMS
- SIDE GARAGE
- REAR GARDEN
- LOUNGE
- KITCHEN
- SHOWER ROOM
- DRIVEWAY
- NO UPWARD CHAIN

Thornyfield Road is a popular road conveniently located for the amenities of both Shirley and Solihull.

The nearby 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.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An excellent location for this detached bungalow which is in need of some 'finishing off' throughout but has benefitted from some recent improvements including an excellent sun lounge to the rear. Situated back from the road behind a block edged tarmac driveway and gravel foregarden, a UPVC double glazed front door opens directly to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator and doors off to lounge, kitchen, two bedrooms and bathroom

LOUNGE

15'0" x 11'0" max (4.57m x 3.35m max)



Having UPVC double glazed double opening french style doors to the sun lounge, ceiling light point, four wall light points and central heating radiator

SUN LOUNGE

16'2" x 8'10" (4.93m x 2.69m)



Having UPVC double glazed double width sliding patio style doors with feature double glazed apex over and wrap around side windows. recessed ceiling spotlights, two 'Velux' style rooflights, central heating radiator and UPVC double glazed door opening to the kitchen

KITCHEN

8'10" x 8'0" (2.69m x 2.44m)



Having UPVC double glazed window to the side, ceiling light point, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric oven with gas hob and extractor canopy over, full height appliance space and cupboard housing the combi boiler

BEDROOM ONE

11'10" x 10'0" + door recess (3.61m x 3.05m + door recess)



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

BEDROOM TWO

9'10" x 8'7" (3.00m x 2.62m)



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

SHOWER ROOM



Having UPVC double glazed window to the side, ceiling light point, heated towel rail, quadrant shower enclosure and vanity unit with inset wash hand basin and concealed cistern WC

OUTSIDE

REAR GARDEN



Being laid to lawn with well stocked borders, gravel side area with gated access to the front, greenhouse and courtesy door to the garage

SINGLE GARAGE

Having up and over door to the front driveway

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.

Ground Floor



TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

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

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:
16 Thornyfield Road Shirley
Solihull B90 3HP

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		70
(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

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