



Binton Road, Shirley

Offers Around £375,000

- PORCH & HALLWAY
- LOUNGE DINING ROOM
- KITCHEN
- BATHROOM WITH SHOWER
- DELIGHTFUL REAR GARDEN
- GUEST CLOAKS WC
- CONSERVATORY
- THREE GOOD BEDROOMS
- SIDE GARAGE & WORKSHOP
- NO UPWARD CHAIN

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, a bridlepath 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 semi detached house which is set back from the road behind a full width paved driveway that extends to a sliding double glazed front door which provides access to the

PORCH ENTRANCE

Having UPVC double glazed windows to both sides, tiled flooring and composite double glazed front door opening to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and doors opening to the lounge diner, kitchen and

GUEST CLOAKS WC

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, cloaks storage cupboard, low level WC and vanity unit with inset wash hand basin



LOUNGE DINING ROOM **18'1" x 12'3" max (8'7" min) (5.51m x 3.73m max (2.62m min))**

Having UPVC double glazed window to the front, two central heating radiators, fireplace with inset electric fire, four wall light points, ceiling light point and double opening UPVC double glazed doors leading to the

CONSERVATORY **12'1" max x 11'1" max (3.68m max x 3.38m max)**



Having UPVC double glazed windows and double opening doors to the rear garden, ceiling light point, central heating radiator and laminate wooden flooring

KITCHEN **11'0" x 9'10" (3.35m x 3.00m)**



Having UPVC double glazed window to the rear, ceiling light point, pantry storage cupboard, wall and base mounted storage units with work surfaces over having inset sink and drainer, gas cooker point with extractor canopy over, space and plumbing for automatic washing machine and integrated fridge

SIDE PASSAGEWAY

Having double glazed door to the drive, door to the garage and open access to the

REAR WORKSHOP **11'3" x 10'7" (3.43m x 3.23m)**

Having double glazed door to the rear garden, UPVC double

glazed window to the rear, light, power and open access to the side garage

SIDE GARAGE

20'5" x 7'9" (6.22m x 2.36m)

Having up and over door to the front driveway and two ceiling light points

GALLERIED LANDING

Having UPVC double glazed window to the front, ceiling light point and doors off to three bedrooms and bathroom

BEDROOM ONE

11'9" x 10'2" (3.58m x 3.10m)



Having two UPVC double glazed windows to the rear, built in wardrobes, ceiling light point and central heating radiator

BEDROOM TWO

11'2" x 10'8" (3.40m x 3.25m)



Having two UPVC double glazed windows to the rear, ceiling light point and central heating radiator

BEDROOM THREE

8'9" x 7'8" (2.67m x 2.34m)

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

BATHROOM



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, loft hatch access, panelled corner bath, corner shower cubicle, pedestal wash hand basin and low level WC

OUTSIDE

DELIGHTFUL REAR GARDEN

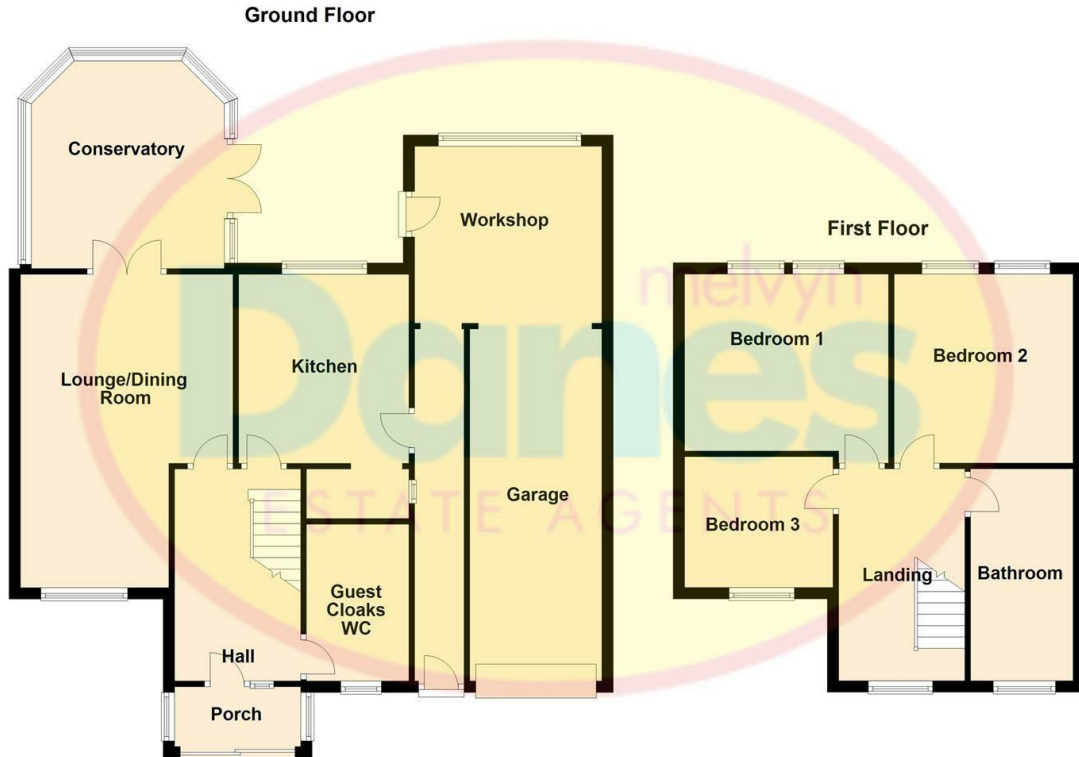


Extending to over 100' and having block paved patio area with lawn beyond, defined fenced and hedgerow boundaries, garden shed and greenhouse with electricity supply



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

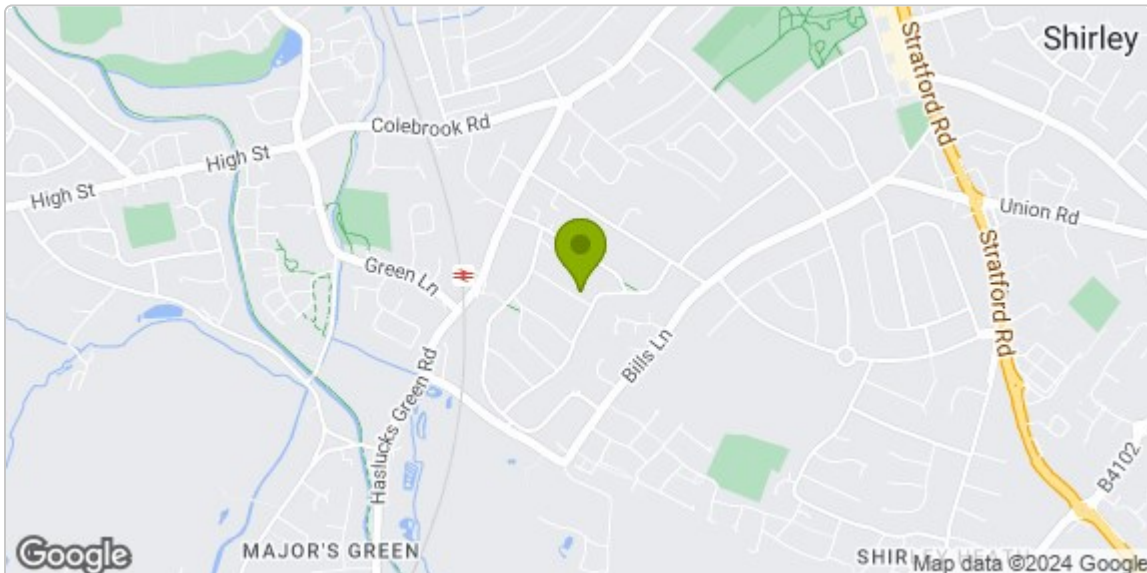
By appointment only please with the Shirley office on 0121 744 2801. VIEWING By appointment only please with the Shirley office on 0121 744 2801.

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:
29 Binton Road Shirley
Solihull B90 2QH

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(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