



# Arnold Road, Shirley

## Offers Around £299,950

- PORCH ENTRANCE
- THROUGH LOUNGE DINER
- SUN LOUNGE
- BATHROOM & SEP WC
- REAR GARDEN
- RECEPTION HALLWAY
- EXTENDED KITCHEN
- THREE BEDROOMS
- SIDE GARAGE & UTILITY AREA
- NEEDING MODERNISATION

This extended semi detached property is situated in Arnold Road which is conveniently located a short walk away from the amenities of Shirley. Nearby Ralph Road hosts Streetsbrook Infant School with primary and secondary schooling being catered for at Langley Schools in St Bernards Road and Kineton Green Road respectively. There is also Our Lady of the Wayside Roman Catholic School on the nearby Stratford Road in Shirley. Education facilities are subject to confirmation from the Education Department.

On the main Stratford Road one will find 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, access to Shirley Park, a very pleasant area of public open space and easy access to regular bus services to the nearby town centre of Solihull or the City of Birmingham and its outlying suburbs. Approximately one mile down Haslucks Green Road will bring you to Shirley Railway Station which has regular commuter services between Birmingham and Stratford upon Avon.

There is a wide choice of restaurants and hostelrys along the Stratford Road and a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks. A journey of approximately four miles from the property will bring you to the M42 motorway which forms the hub of the national motorway network, a journey of two junctions down which will bring you to the National Exhibition Centre and Birmingham International Airport and Birmingham International Railway Station with regular commuter services to London and Birmingham New Street. On the junction on the A34 and M42 is the expanding Blythe Valley Business Park.

An ideal location therefore for this traditional semi detached house which is in need of modernisation and improvement and is set back from the road behind a front paved driveway which leads to a part glazed door that opens to the

### **PORCH ENTRANCE**

Having front door opening to the

### **RECEPTION HALLWAY**

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

### **THROUGH LOUNGE DINING ROOM 27'0" max into bay x 10'0" overall (8.23m max into bay x 3.05m overall)**



Having bay window to the front and sliding double glazed doors opening to the sun lounge, two ceiling light points, six wall light points and two central heating radiator

### **SUN LOUNGE 9'0" x 7'0" (2.74m x 2.13m)**



Having sliding double glazed doors to the rear garden, ceiling light point and open access to the



**EXTENDED KITCHEN**  
**21'7" x 7'11" max (6.58m x 2.41m max )**



Having window and door to the rear garden, door to the side utility room, understairs pantry, two ceiling light points, central heating radiator, sink and drainer unit, gas cooker point and additional storage units with work surfaces over

**SIDE UTILITY AREA**

Having door to the rear garden, door to the garage, ceiling light point and door opening to the

**GROUND FLOOR WC**

Having mid level WC

**FIRST FLOOR LANDING**

Having window to the side, ceiling light point, loft hatch access and doors off to three bedrooms, bathroom and separate WC

**BEDROOM ONE**

**14'0" max into bay x 10'0" (4.27m max into bay x 3.05m )**



Having bay window to the front, ceiling light point and central heating radiator

**BEDROOM TWO**  
**12'4" x 10'1" max (3.76m x 3.07m max)**



Having window to the rear, ceiling light point and central heating radiator

**BEDROOM THREE**  
**7'8" x 5'6" (2.34m x 1.68m)**

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

**BATHROOM**



Having ceiling light point, central heating radiator, airing cupboard housing the combi boiler, cast iron bath, pedestal wash hand basin and window to the side

**SEPARATE WC**

Having window to the rear, ceiling light point and WC

**REAR GARDEN**

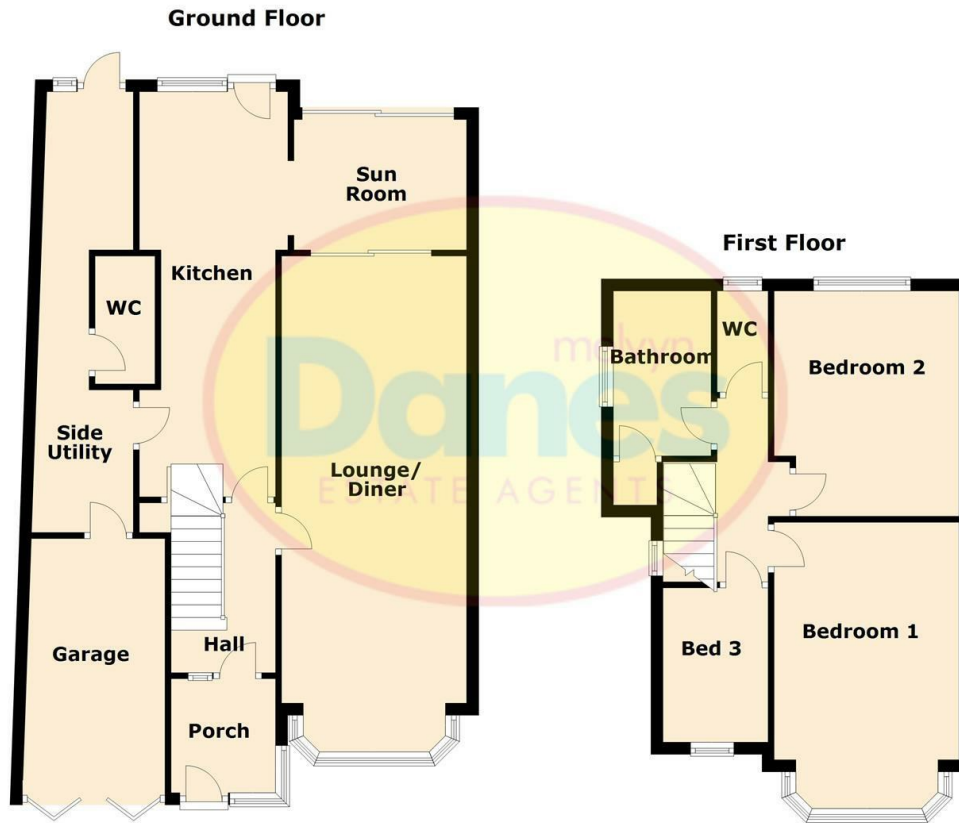
Having paved patio area with lawn beyond, greenhouse and work shop

**SIDE GARAGE**  
**15'3" x 8'9" max (4.65m x 2.67m max )**

Having doors to the front driveway, light and power

## 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 D**

### TENURE

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

### VIEWING

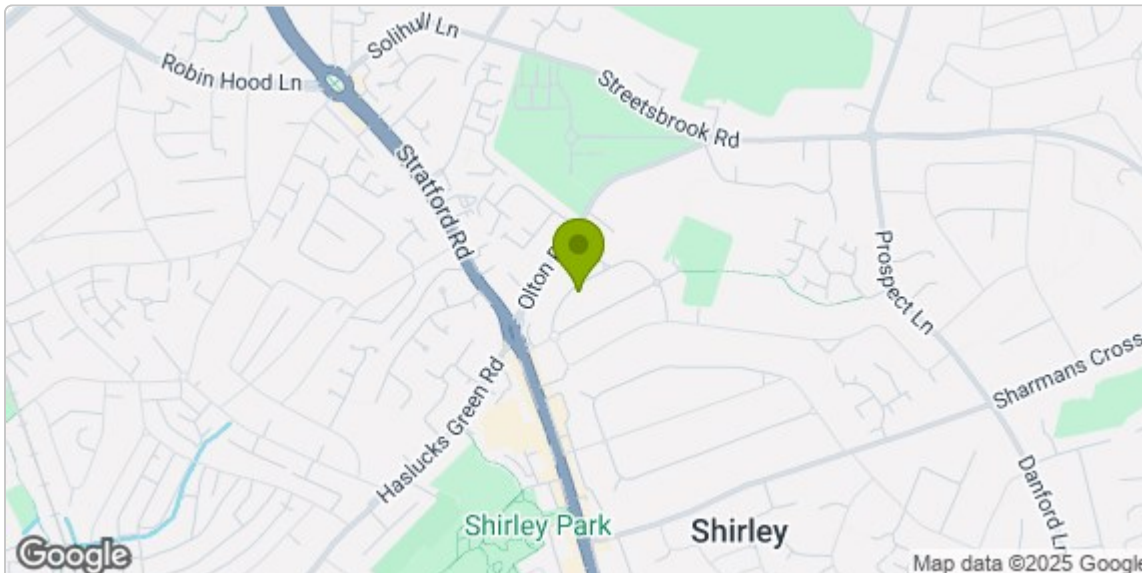
By appointment only please with the Shirley office on 0121 744 2801.

### 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:**  
**28 Arnold Road Shirley**  
**Solihull B90 3JP**

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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