



WELFORD ROAD, SHIRLEY, SOLIHULL, B90 3HU
OFFERS OVER £390,000



»X Traditional Semi Detached Property

»X Three Bedrooms

»X Tudor Grange Academy Catchment

»X Two Reception Rooms

»X No Upward Chain

»X Refitted Kitchen

»X Refitted Bathroom

»X Garage

»X Rear Garden

PROPERTY OVERVIEW

Great opportunity to purchase this traditional three bedroom semi-detached property set within a prime location of Shirley, which is located within the Tudor Grange Academy catchment. The property benefits from no upward chain and has the added attraction of a recently renovated kitchen and bathroom suite. The accommodation briefly comprises of: large porch, entrance hall, two reception rooms, fitted kitchen, lean-to/utility room, three bedrooms, bathroom, garage and large rear garden.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Park gate shopping development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Morrison's, Tesco, Aldi, Marks & Spencer Food and a large retail park housing furniture, electrical and DIY retailers. For the families education there is a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

COUNCIL TAX Band D

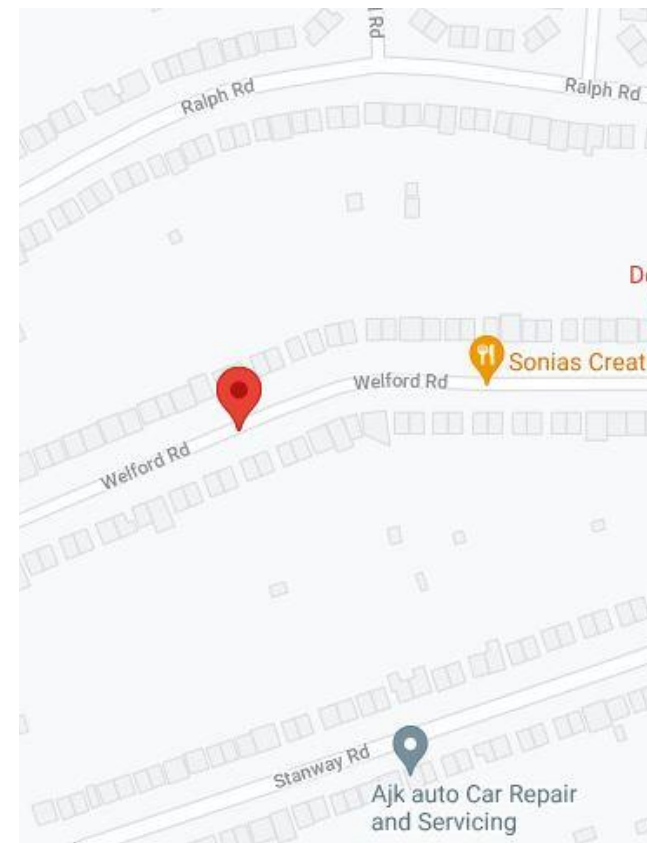
TENURE Freehold

SERVICES Mains gas, electricity and sewers

GARDEN North facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer, all carpets, curtains and blinds and fitted wardrobes in one bedroom.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

ENCLOSED PORCH

ENTRANCE HALL

14' 0" x 6' 11" (4.27m x 2.13m)

RECEPTION ROOM ONE

16' 0" x 10' 5" (max) (4.89m x 3.20m)

RECEPTION ROOM TWO

15' 2" x 11' 6" (max) (4.63m x 3.53m)

KITCHEN

12' 11" x 8' 0" (3.96m x 2.44m)

LEAN-TO/UTILITY

18' 11" x 4' 11" (5.78m x 1.50m)

WC

INTEGRAL GARAGE

FIRST FLOOR

BEDROOM ONE

16' 0" x 10' 5" (max) (4.88m x 3.20m)

BEDROOM TWO

15' 2" x 10' 6" (max) (4.63m x 3.22m)

BEDROOM THREE

8' 7" x 6' 11" (2.62m x 2.13m)

BATHROOM

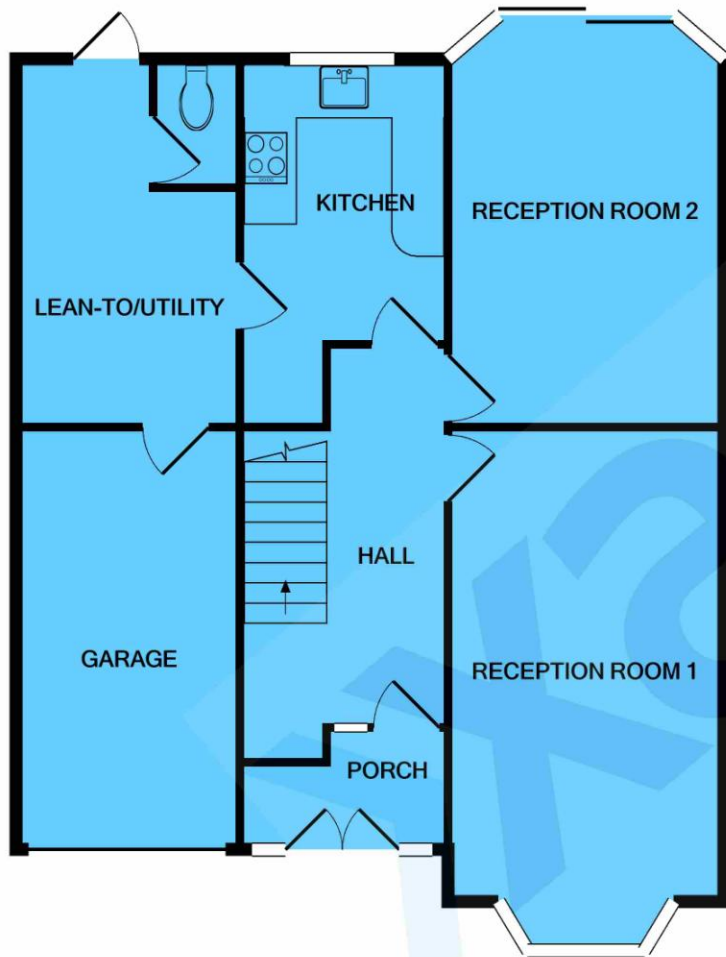
9' 3" x 8' 0" (2.83m x 2.45m)

OUTSIDE THE PROPERTY

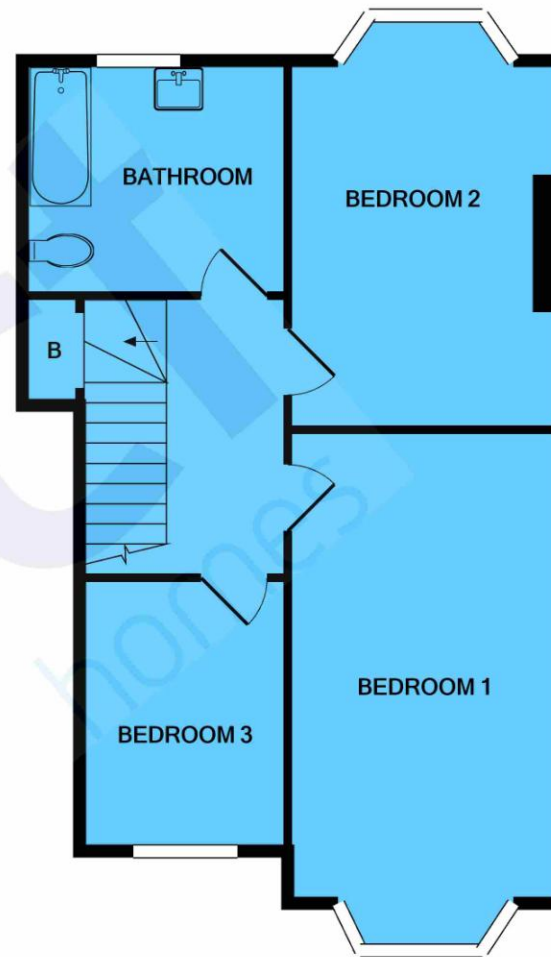
NORTH FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2021