



6 BARDON DRIVE, SHIRLEY, B90 3DA

OFFERS AROUND £275,000

- PORCH
- L SHAPED LOUNGE DINER
- CONSERVATORY
- SHOWER ROOM
- FRONT DRIVEWAY
- RECEPTION HALLWAY
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE
- REAR GARDEN

Bardon Drive is a small cul-de-sac located off Union Road, which links Longmore Road with the main A34 Stratford Road. The cul-de-sac itself is private owing to the screening from the gardens of Union Road and being a run of only bungalows.

The 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. Solihull has its own railway station located on Blossomfield Road, some 2 miles from the property and Shirley Station is located equidistant from the property on Haslucks Green Road.

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 Leisure Park 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 therefore for this semi detached bungalow which is in need of some updating and sits back from the roadside behind an 'in and out' tarmac driveway with block set surround. A front door opens to the

PORCH

Having UPVC double glazed windows to the front and side and UPVC double glazed front door with side light release windows, opening to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, laminate wooden flooring and doors opening to two bedrooms, shower room and lounge diner

LOUNGE DINER

20'9" max x 12'1" max (8'7" min) (6.32m max x 3.68m max (2.62m min))



Having UPVC double glazed bow window to the front, two ceiling light points, central heating radiator, feature fireplace with electric fire and door opening to the

BREAKFAST KITCHEN

17'5" x 5'9" (5.31m x 1.75m)



Having UPVC double glazed window to the rear, ceiling light point, boiler cupboard, door and window to the conservatory, electric cooker, space and plumbing for washing machine and wall and base mounted storage units

CONSERVATORY

11'0" x 6'3" (3.35m x 1.91m)

Having UPVC double glazed windows to the rear, central heating radiator and door opening to the rear porch

BEDROOM ONE

12'0" x 9'0" (3.66m x 2.74m)

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

BEDROOM TWO

12'0" x 9'0" (3.66m x 2.74m)

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

SHOWER ROOM



Having double glazed window to the rear, ceiling light point, full height wall tiling, central heating radiator, mid level WC, wash hand basin and corner shower cubicle

OUTSIDE

REAR PORCH

Having power point, UPVC double glazed door and window to the rear garden and door opening to the garage

SIDE GARAGE

16'9" x 8'4" (5.11m x 2.54m)

Having light and power, up and over door to the front driveway

REAR GARDEN

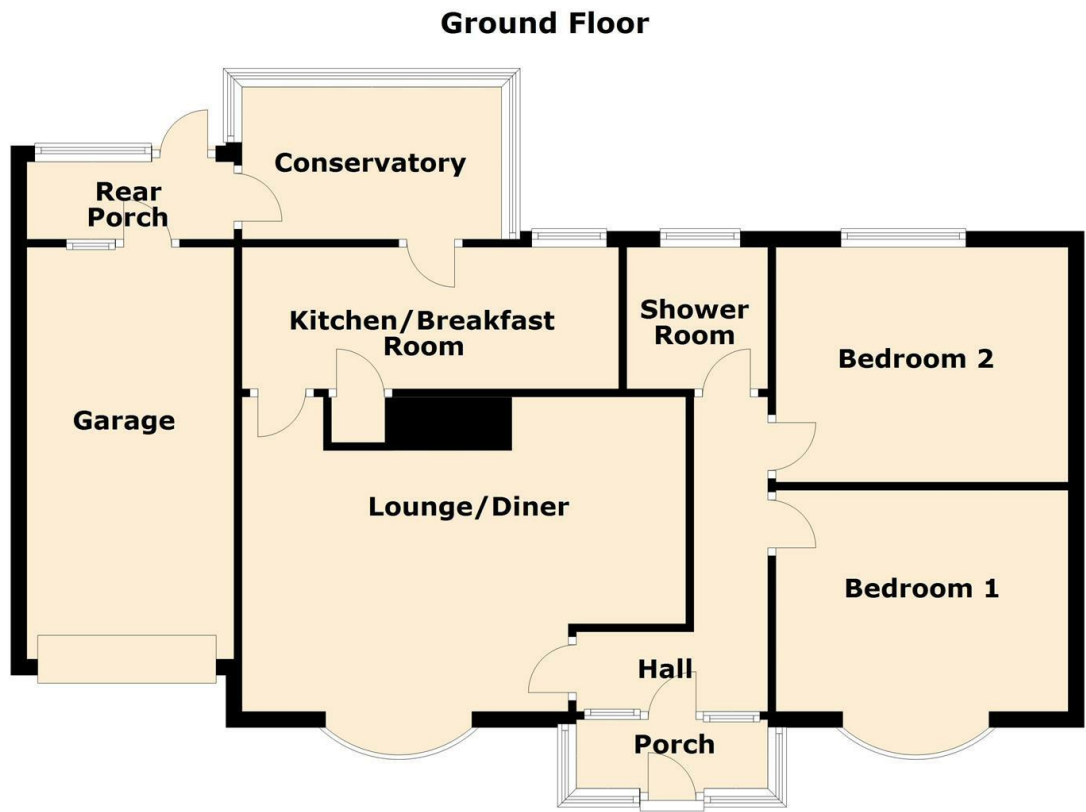


Being paved and gravelled for ease of maintenance



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.



LOCATION
From our Shirley Office turn left off the A34 Stratford Road into Union Road taking the second left turn on to Bardon Drive where the property can be found on the right hand side as identified by our Agent's For Sale Board.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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