



101 NEWBOROUGH ROAD, SHIRLEY, B90 2HE **OFFERS AROUND £239,950**

- **DRIVEWAY**
- **RECEPTION HALLWAY**
- **EXTENDED KITCHEN**
- **SHOWER ROOM**
- **REAR GARAGE**
- **PORCH**
- **LOUNGE DINER**
- **THREE BEDROOMS**
- **REAR GARDEN**
- **NO UPWARD CHAIN**

Newborough Road leads from Haslucks Green Road in which is sited local shops, Shirley Railway Station, access to Shirley Park and Haslucks Green Junior School, with Burman Infant School leading from it via Velsheda Road. We are advised that senior schooling for the area is at Light Hall School, although education facilities are subject to confirmation from the Education Department.

A local bus service operates within Newborough Road and a local terminus exists at its junction with Baldwins Lane where there are further local shops. The main shopping area is on the main A34 Stratford Road and also here one will find a thriving business community which extends down onto the Cranmore, Widney and Monkspath Business Parks, and beyond here to the Blythe Valley and Provident Business Parks which straddle the junction with the M42 motorway. A short drive down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area will be found on the main A34 Stratford Road, a little over a mile from the property. Here one will find a wide choice of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Marshall Lake Retail Park, a wide choice of restaurants and hostelrys, access to Shirley Park, and a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks and Blythe Valley Business Park which is situated on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this traditional semi detached property which is set back from the road behind a part block paved front drive which leads to a double glazed door which opens to the

PORCH

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 dining area and kitchen

DINING AREA

12'4" into bay x 9'10" (3.76m into bay x 3.00m)



Having sliding double glazed patio style doors to the rear garden, ceiling light point, central heating radiator and open access to the

LOUNGE AREA

11'7" into bay x 9'10" max (3.53m into bay x 3.00m max)



Having ceiling light point, central heating radiator, brick fireplace with gas fire and UPVC double glazed bay window to the front

EXTENDED KITCHEN
16'2" x 6'9" max (4.93m x 2.06m max)



Having two ceiling light points, central heating radiator, UPVC double glazed windows to the side and rear, UPVC double glazed door opening to the rear garden and being fitted with a range of wall and base mounted storage units with work surfaces over incorporating sink and drainer, integrated electric oven with gas hob and extractor canopy over, space and plumbing for washing machine and full height appliance space

LANDING

Having ceiling light point, UPVC double glazed window to the side, loft hatch access and doors off to three bedrooms and shower room

BEDROOM ONE
12'5" into bay x 10'1" max (3.78m into bay x 3.07m max)



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

BEDROOM TWO
12'4" into bay x 9'6" (3.76m into bay x 2.90m)

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

BEDROOM THREE
6'5" x 5'5" (1.96m x 1.65m)

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

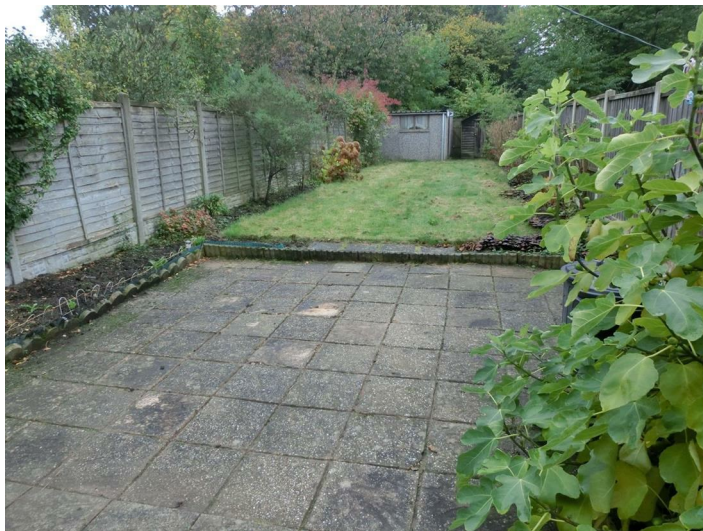
SHOWER ROOM



Having ceiling light point, heated towel rail, full height wall tiling, tandem shower cubicle, pedestal wash hand basin and low level WC

OUTSIDE

REAR GARDEN



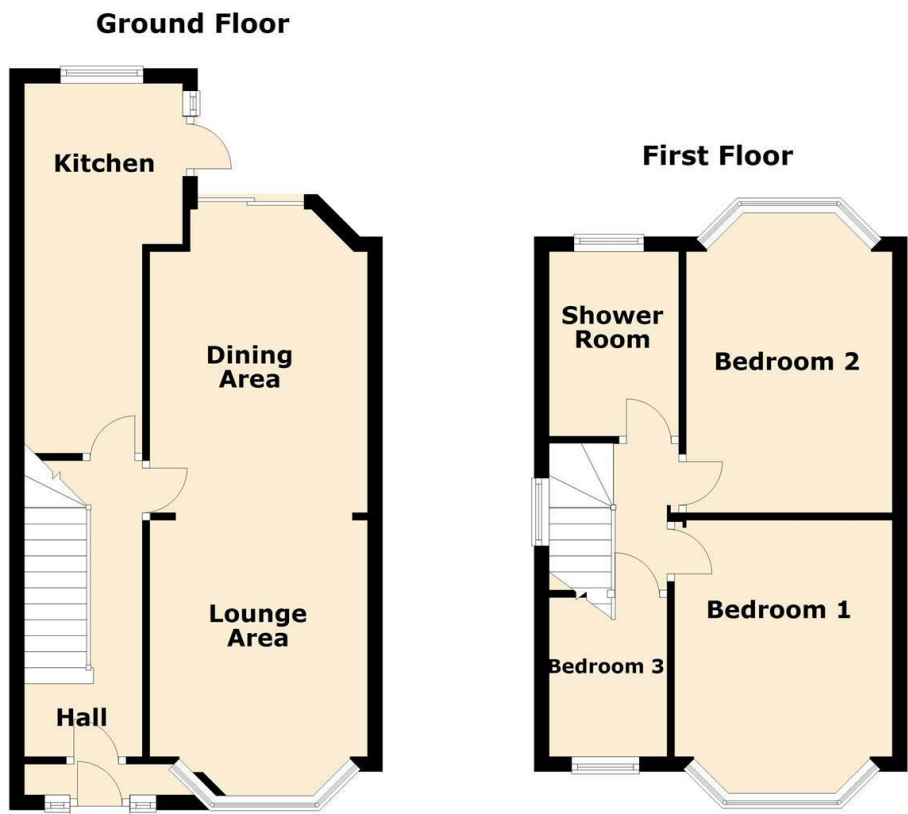
Having paved patio area with outside light point, side access, lawn with defined boundaries, shed and access to the

SINGLE GARAGE

Being accessed from the rear shared 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.



LOCATION

From our Shirley Office pass straight over the A34 Stratford Road into School Road. At the T junction bear left to adjoin Bills Lane and take the second right turn into Hurdis Road. At the T junction bear right to adjoin Haslucks Green Road, taking the second left turn into Newborough Road where the property can be found on the left hand side.

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.

