
melvyn
Danes
ESTATE AGENTS
Grafton Road
Shirley
Offers Over £350,000

Description

Grafton Road links Greenslade Road with Prince of Wales Lane. Within nearby Yardley Wood Road, and leading from it are local shops, and opposite the junction with High Street is Peterbrook Junior and Infant School, whilst we are advised that senior schooling falls within the Light Hall Senior School catchment in Shirley. Education facilities are subject to confirmation from the Education Department.

In Shirley itself one will find an excellent array of shopping facilities, a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks, and the Blythe Valley Business Park, which is on the junction of the M42 motorway, which we would estimate is approximately four miles from the property. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Alternatively one could continue along High Street into Maypole Lane, and up to The Maypole where there is a Sainsbury's Superstore and other shopping facilities are available and access to the M42 motorway at Portway via the Hollywood By Pass.

Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham, and Yardley Wood Railway Station is also on the bus route, as is Shirley Railway Station with pedestrian access leading from nearby Colebrook Road.

A convenient location therefore for this end town house that has been considerably extended and improved by the current owners and is beautifully presented throughout. The extension includes a large integral garage that (subject to building regulations) could be converted into additional living accommodation and likewise the main bedroom upstairs is huge and could be converted into two rooms if any purchaser required additional bedroom space. Overall; this genuinely is a 'turn key' property but still has potential for any buyer who wants additional living space. Viewing is genuinely essential to appreciate the overall presentation of the accommodation.













Accommodation

FULL WIDTH DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE
13'9" x 12'0" (4.19m x 3.66m)

DINING ROOM
10'5" x 8'10" (3.18m x 2.69m)

REFITTED KITCHEN
10'4" x 10'0" (3.15m x 3.05m)

FIRST FLOOR LANDING

BEDROOM ONE
21'7" x 11'8" (6.58m x 3.56m)

BEDROOM TWO
10'7" x 10'4" (3.23m x 3.15m)

BEDROOM THREE
10'0" x 9'1" (3.05m x 2.77m)

BEDROOM FOUR
9'1" x 8'3" (2.77m x 2.51m)

REFITTED SHOWER ROOM

LARGE INTEGRAL GARAGE
21'6" x 11'8" (6.55m x 3.56m)

REAR GARDEN

GARDEN STORAGE













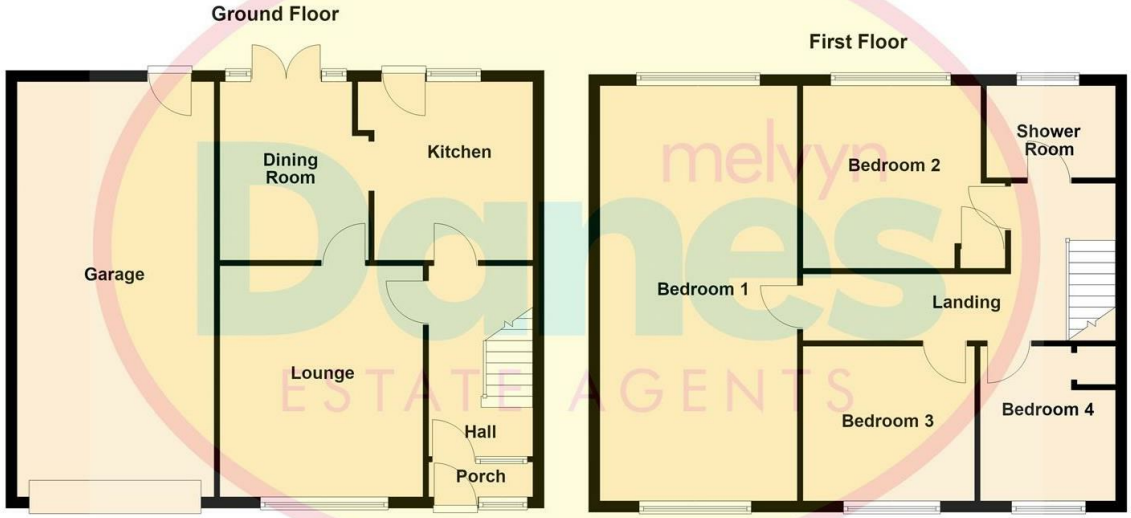
TENURE: We are advised that the property is Freehold.

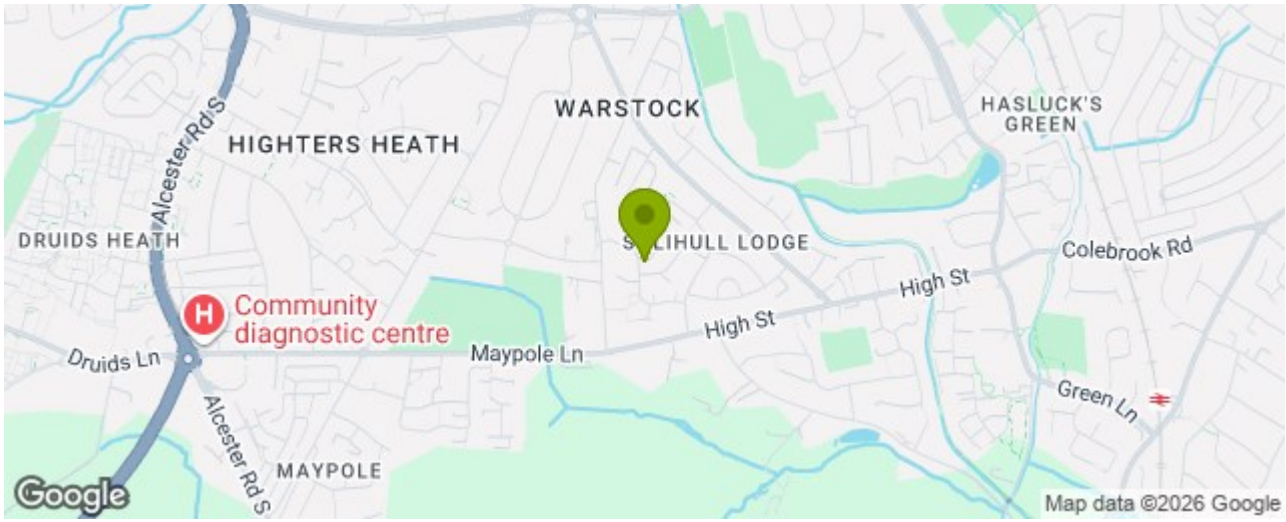
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 07/10/2026 we understand that the standard broadband download speed at the property is around 11 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 10000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

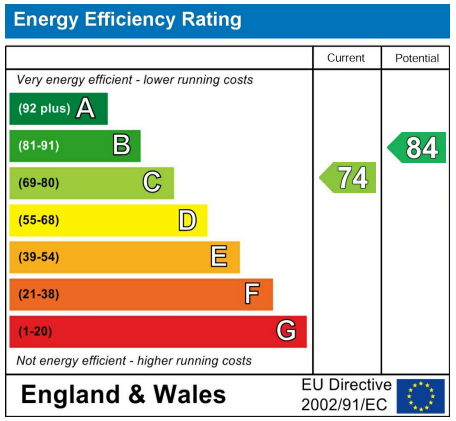
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





29 Grafton Road Shirley Solihull B90 1NQ
Council Tax Band: C



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.

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