



melvyn
Danes
ESTATE AGENTS

Welford Road
Shirley
Offers Around £495,000

Description

Welford Road is a sought after residential road being conveniently located for the amenities along the Stratford Road in the town centre of Shirley and falling within excellent school catchment areas.

The A34 Stratford Road offers 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. There are a wide choice of restaurants and hostelrys along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this extended and well presented traditional semi detached property which does need to be viewed to be appreciated. The ground floor accommodation has been extended to include a large open plan kitchen and dining room with family room off, a separate lounge, study, utility room and useful ground floor WC. There are three double bedrooms on the first floor along with the refitted family bathroom. To the front is a full width driveway and to the rear is a good sized established rear garden.



FRONT DRIVEWAY PARKING

RECESSED PORCH

GUEST CLOAKS WC

LOUNGE

15'6" into bay x 10'6" (4.72m into bay x 3.20m)

STUDY

14'7" x 6'6" (4.45m x 1.98m)

KITCHEN DINING ROOM

20'0 max x 15'0" max (6.10m max x 4.57m max)

FAMILY ROOM

18'8" x 12'3" max (5.69m x 3.73m max)

UTILITY ROOM

15'4" x 5'0" (4.67m x 1.52m)

FIRST FLOOR LANDING

BEDROOM ONE

15'2" into bay x 11'4" max (4.62m into bay x 3.45m max)

BEDROOM TWO

16'0" into bay x 10'6" (4.88m into bay x 3.20m)

BEDROOM THREE

12'5" max x 11'7" max (3.78m max x 3.53m max)

FAMILY BATHROOM

DELIGHTFUL REAR GARDEN



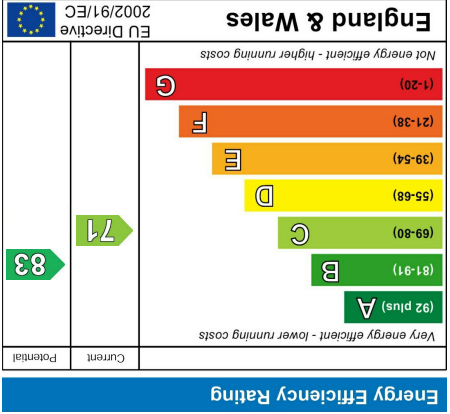
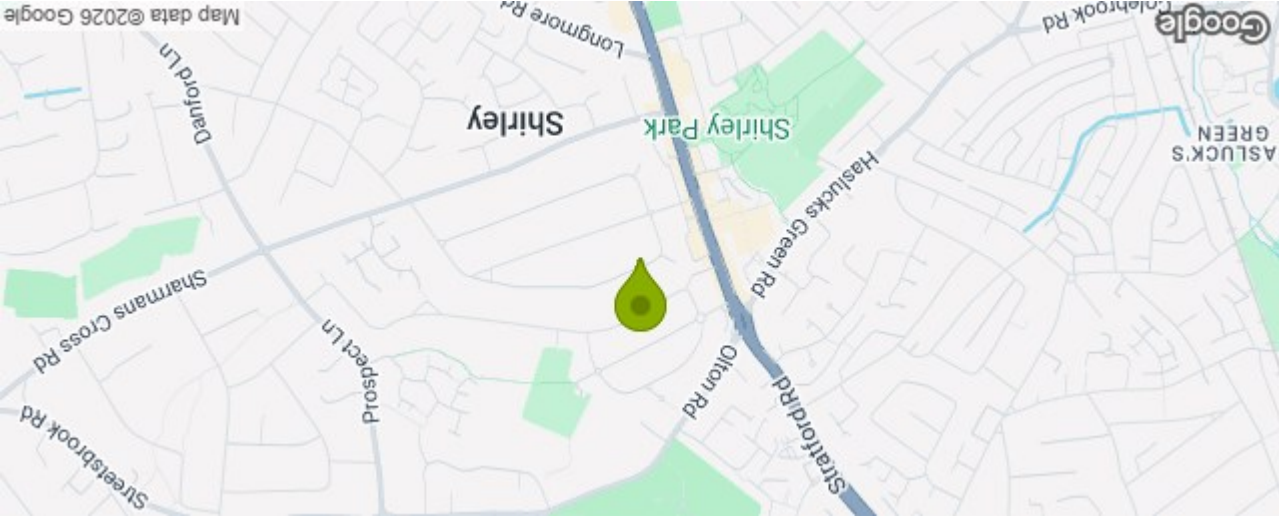
TENURE: We are advised that the property is Freehold.

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.

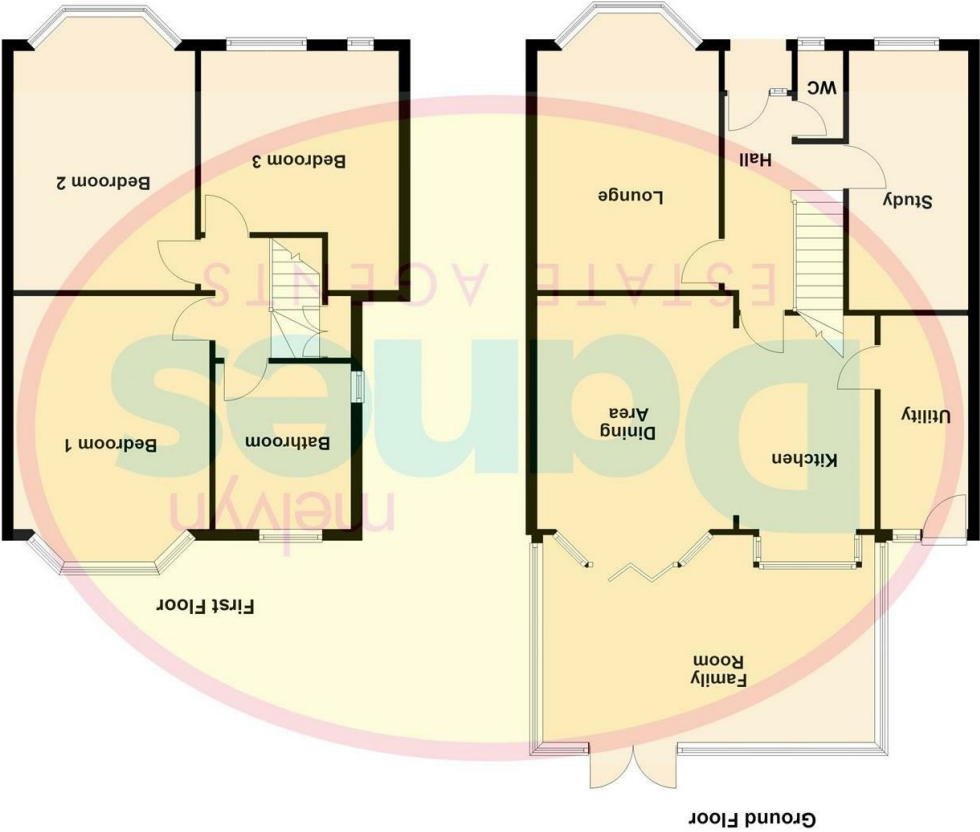
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 7/9/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 18 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.



26 Welford Road Shirley Solihull B90 3HX
Council Tax Band: D



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.