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18 Velsheda Road, Shirley, Solihull, B90 2JR

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Offers In Excess Of £275,000

Located on the desirable Velsheda Road in Shirley, Solihull, this three-bedroom semi-detached family home offers comfortable accommodation in a popular residential location. Extending to approximately 1,062 sq. ft., the property is set behind a good-sized frontage, with a generous walled driveway providing ample off-road parking and access to a garage.

Upon entering the property, you are welcomed into the entrance hall, which leads through to a spacious living room, providing an inviting setting for everyday living and relaxation. The compact kitchen offers a practical layout, with access to the rear garden.

To the first floor are three bedrooms, complemented by a family bathroom.

The rear garden is predominantly laid to lawn and tapers towards the rear, providing an outdoor space to enjoy during the warmer months. To the front, the good-sized frontage and walled driveway enhance the property's kerb appeal while offering valuable off-road parking, together with the benefit of a garage.

Conveniently situated in Shirley, the property is well placed for access to local shops, well respected local schools, everyday amenities and transport links, making it an appealing prospect for a range of buyers.

Offered for sale with no onward chain, this property presents an excellent opportunity for purchasers seeking a well-located home in this popular part of Solihull.

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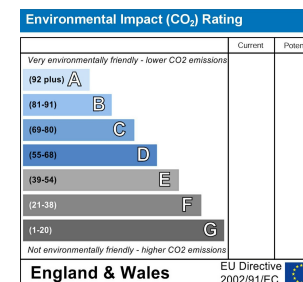
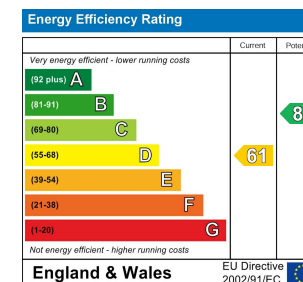
Ground Floor

First Floor

Total floor area 98.7 sq.m. (1,062 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Location

Situated in the popular residential area of Shirley, Solihull, Velshedha Road offers convenient access to a range of local amenities, including shops, cafés and everyday essentials along Haslucks Green Road. Shirley railway station is within easy reach, providing convenient transport links, while nearby green spaces offer opportunities for outdoor recreation. The area is also well placed for access to Solihull town centre and the wider Birmingham area, making it an appealing location for a variety of buyers. Offered for sale with no onward chain, this property presents an excellent opportunity for purchasers seeking a home in an established and conveniently located residential setting.

Feature brick arched, open porch

Entrance hall

Kitchen

Living/dining room
12'4" x 10'2"

Living room
14'4" x 10'3"

Bedroom 1
13'11" x 10'2"

Bedroom 2
12'4" x 10'3"

Bedroom 3
8'0" x 5'11"

House bathroom

Garage
20'11" x 9'1"

Garden

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Council tax band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C

AML

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agents notes

Important Notice – Please Read Carefully
These particulars are provided for general and illustrative guidance only. Whilst we aim to ensure their accuracy, we cannot guarantee that all details are complete or free from error, and they may be subject to change. The information does not form part of any offer or contract.

We are not qualified surveyors or legal professionals and, as such, we cannot comment on the condition of the property, title matters, or any related legal considerations. Prospective buyers are advised to seek independent advice and carry out their own due diligence before proceeding with any transaction. All photographs and floorplans are for illustrative purposes only. Items shown may not be included in the sale unless specifically stated. Any reference to fixtures, fittings or appliances does not imply that they are in working order, and these have not been tested. All measurements provided are approximate. We accept no liability for any loss or damage arising from reliance on this information.

Anti-Money Laundering (AML) Requirements
In line with current regulations, we are required to carry out identity verification and obtain information regarding a buyer's financial

position. These checks form part of our Customer Due Diligence obligations and must be completed before a property can be formally agreed as sold subject to contract. These requirements are set by law and overseen by Trading Standards. These checks will be initiated once an offer has been provisionally accepted. A fee of £49 (inclusive of VAT) is payable per transaction. This covers the cost of obtaining the necessary information, along with any associated manual verification and ongoing monitoring. Payment is made in advance via Coadjute.

Referral fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property

Fittings and Fixtures

Only those items mentioned in these sales particulars will be included in the sale of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		

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England & Wales2002/01/EC











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