



71 Union Road, Shirley, Solihull
B90 3BY

Guide Price
£375,000



A PERFECT PROJECT!

We are delighted to offer for sale this traditional three bedroom semi detached home in need of updating and modernising throughout, situated in a sought after location in Shirley. With scope and lots of potential to extend (STPP) and benefitting from a large rear garden, garage and driveway parking.

Presented to the market with no onward chain, this traditional three-bedroom semi-detached home in a sought-after area in Shirley, offers a fantastic opportunity for buyers looking to create their perfect family residence. Set in a prime location close to excellent schools, local amenities, and transport links, this property provides a blank canvas awaiting modernisation and refurbishment to truly transform it into a charming and comfortable home.

Boasting two traditionally located reception rooms, the property lends itself perfectly to versatile family living. Whether you envisage a cosy lounge for relaxing evenings or an elegant dining room for entertaining guests, these rooms provide ample space and potential to suit your lifestyle.

The kitchen, while in need of refurbishment, offers lots of potential to expand and create a contemporary open plan living dining space as well as a functional cooking area tailored to your preferences.

Accommodation upstairs comprises three bedrooms, each ready to be refreshed and personalised. The family bathroom, although functional, would benefit from modern updates to complement the rest of the home's potential. With a layout that encourages practical living and customisation, this property is ideal for those eager to add their own stamp and upgrade to contemporary standards.





Externally, the property enjoys a good size rear garden, providing an excellent outdoor space for children to play, gardening enthusiasts to indulge their hobby, or homeowners to create a private retreat for relaxing and entertaining. The front driveway offers convenient off-road parking and leads to a garage, adding valuable storage or workspace options.

What really sets this home apart is the fabulous opportunity to extend (subject to planning permission), allowing for the creation of additional living space that caters perfectly to growing families or those seeking more room to unwind and entertain. The combination of its location, scope for improvement, and no upward chain status marks this property as a prime prospect for first-time buyers, families, or investors looking to enhance value.

Situated in a convenient and friendly neighbourhood within easy reach of Shirley's shops, cafes, and transport connections, plus highly regarded schools, this property's location is as appealing as its potential. Don't miss out on making this promising house your new home.

Call us today to arrange your private viewing and take the first step towards realising your dream home in Shirley.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band D

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Internal Living Area 1,084 square feet / 100.68 square metres



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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