



smarthomes

Acheson Road

Shirley, Solihull, B90 2JE

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen

£280,000

EPC Rating '65'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a tumbled block paved driveway providing off road parking extending to storm porch with tiled flooring and front door leading through to

Entrance Hall

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room One to Front

12' 2" into bay x 10' 0" max (3.71m x 3.05m) Currently utilised as a bedroom with UPVC double glazed bay window to front elevation, ceiling light point, picture rail and radiator

Extended Lounge Diner to Rear

21' 11" x 10' 0" (6.68m x 3.05m) With double glazed French doors to rear garden, feature vaulted ceiling with Velux window, ceiling light points, radiator and door leading into

Extended Kitchen to Rear

18' 4" x 8' 7" (5.59m x 2.62m) Being fitted with a range of wall, drawer and base units, roll top laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space for fridge freezer, space and plumbing for washing machine, vertical radiator, feature vaulted ceiling with Velux window, ceiling light points, UPVC double glazed door and window to rear elevation, wall mounted gas boiler and tiled flooring

Guest WC

With low flush WC, pedestal wash hand basin, obscure double glazed window, spot lights to ceiling and radiator

Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, obscure double glazed window to side and doors leading off to

Bedroom One to Front

12' 11" into bay x 8' 11" min (3.94m x 2.72m) With UPVC double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

13' 6" into bay x 10' 0" (4.11m x 3.05m) With UPVC double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

6' 11" x 5' 6" (2.11m x 1.68m) With UPVC double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over and folding glazed screen, low flush WC and pedestal wash hand basin, UPVC obscure double glazed window to rear elevation, complementary tiling to water prone areas and tiled flooring



South West Facing Rear Garden

Being mainly laid to lawn with raised decked terrace, steps down to paved patio, paved pathway to rear, raised planters, fencing to boundaries, timber storage shed and gated rear access

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

