



smarthomes

## Velsheda Road

Shirley, Solihull, B90 2JN

- A Heavily Extended Semi-Detached Family Home
- Five Bedrooms
- Through Lounge/Diner
- Breakfast Kitchen

**£320,000**

EPC Rating '54'







## 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 block paved driveway providing off road parking, dwarf wall to frontage with lawned area and UPVC double glazed double doors leading into





#### **Porch**

With two UPVC windows to front, tiled floor, light point and a hardwood front door with matching side windows leading into

#### **Entrance Hallway**

With ceiling light point, radiator, coving to ceiling, stairs leading to the first floor accommodation with under stairs storage cupboard and a sliding door leading off to

#### **Through Lounge/Diner**

27' 6" x 10' 2" (8.4m x 3.1m) With UPVC double glazed window to front elevation and UPVC double opening patio doors with a matching window to side leading to the rear garden, two wall mounted radiators, coving to ceiling, fireplace with marble hearth, inlay and surround and ceiling light points

#### **Breakfast Kitchen to Rear**

#### **Kitchen Area**

10' 2" x 5' 10" (3.1m x 1.8m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a double bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and gas oven below. Tiling to splash back areas, ceiling light point, a double glazed window to the rear aspect and opening to

#### **Breakfast Area**

10' 9" x 5' 6" (3.3m x 1.7m) With a ceiling light point, radiator, space and plumbing for washing machine, a single glazed window to rear, door to garage and guest W.C and an aluminium framed obscure door leading to

#### **Lean To**

Of timber and double glazed construction with a double glazed sliding patio door to side, polycarbonate roof, wall light point and power points

#### **Guest W.C**

Being fitted with a low flush WC, single glazed window and a ceiling light point

#### **Landing**

With access to a boarded loft space via a drop down ladder, coving to ceiling, ceiling light point and door to

#### **Bedroom One to Front**

14' 9" x 8' 2" (4.5m x 2.5m) With UPVC double glazed bay window to front elevation, coving to ceiling, a range of built in wardrobes with mirrored sliding doors, wall mounted radiator and ceiling light point

#### **Bedroom Two to Rear**

12' 1" x 10' 2" (3.7m x 3.1m) With UPVC double glazed window to rear elevation, coving to ceiling, built in cupboards, wall mounted radiator and ceiling light point





**Bedroom Three to Front**

13' 5" x 8' 10" (4.1m x 2.7m) With UPVC double glazed window to front elevation, coving to ceiling, a range of built in cupboards, wall mounted radiator and ceiling light point

**Bedroom Four to Rear**

9' 2" x 8' 10" (2.8m x 2.7m) With UPVC double glazed window to rear elevation, built in cupboards, coving to ceiling, wall mounted radiator and ceiling light point

**Bedroom Five to Front**

7' 10" x 5' 10" (2.4m x 1.8m) With UPVC double glazed window to front elevation, built in over stairs storage cupboard, coving to ceiling, wall mounted radiator and ceiling light point

**Family Shower Room to Rear**

8' 2" x 5' 6" (2.5m x 1.7m) Being fitted with a white suite comprising of a walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point, airing cupboard housing a wall mounted gas central heating boiler and an obscure double glazed window to the rear elevation

**Rear Garden**

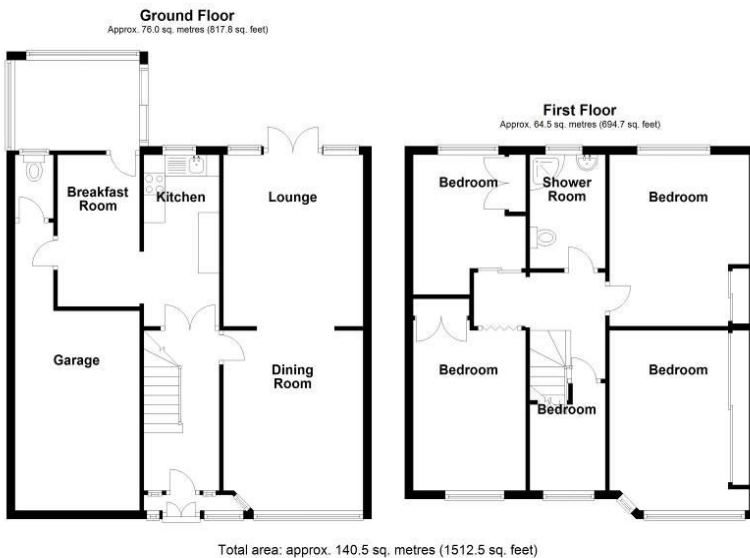
Being mainly laid to lawn with paved patio area, rockery area, pond, a variety of mature shrubs and bushes, external lighting and panelled fencing to boundaries

**Integral Garage**

15' 8" x 9' 2" (4.8m x 2.8m) With metal side hung doors for vehicular access, ceiling light point and courtesy door

**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 Nigel Hodges



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements