



smarthomes

Dunton Hall Road

Shirley, Solihull, B90 2RA

- A Well Presented Semi-Detached Family Home
- Three Good Size Bedrooms
- Kitchen/Diner
- No Upward Chain

£299,950

EPC Rating 'TBC'





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 with a lawn area to side and a UPVC double glazed door leading into

Entrance Porch

With a double glazed window to side, tiled floor, door to garage and door to

Lounge to Front

15' 1" x 10' 9" (4.6m x 3.28m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, stairs rising to first floor, feature fireplace with a wooden mantle and marble effect hearth and backdrop and door to



Kitchen/Diner to Rear

18' 6" x 8' 7" (5.64m x 2.62m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine, under stairs storage, tiling to splash back areas, laminate flooring, radiator, ceiling light points, concealed wall mounted gas central heating boiler, double glazed window to the rear aspect, double glazed French doors to rear and double glazed door to side passage



Landing

With access to loft space, ceiling light point, airing cupboard, UPVC double glazed window to side and door to

Bedroom One to Front

12' x 9' 9" (3.66m x 2.97m) With UPVC double glazed window to front elevation, laminate flooring, wall mounted radiator and ceiling light point

Bedroom Two to Rear

9' 8" x 9' 2" (2.95m x 2.79m) With UPVC double glazed window to rear elevation, laminate flooring, two double fitted wardrobes with cupboards over, wall mounted radiator and ceiling light point

Bedroom Three to Front

8' 8" x 8' 8" (2.64m x 2.64m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point



Family Shower Room to Rear

Being fitted with a suite comprising of a large walk in shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to full height, laminate flooring, ceiling spot lights and obscure double glazed windows to side and rear elevations

Rear Garden

Being mainly laid to lawn with a block paved patio and further paved patio, large timber built storage shed, shrub borders and panelled fencing to boundaries

Integral Garage

With an up and over door for vehicular access, ceiling light point and courtesy door to porch

Tenure

We are advised by the vendor that the property is currently leasehold however will be sold with the benefit of the freehold upon completion, 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