



smarthomes

Kingswood Close

Shirley, Solihull, B90 3ET

- A Beautifully Presented Detached Family Home
- Three Good Size Bedrooms
- Attractive Dual Aspect Lounge
- Family Shower Room

Offers Over

£375,000

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 tarmac driveway providing off road parking with hedging to boundaries extending to gated side access, garage door and UPVC double glazed front door leading through to

Enclosed Porch

With obscure glazed door leading through to

Entrance Hall

With ceiling light point, solid wood flooring, radiator, stairs leading to the first floor accommodation and doors leading off to



Re-Fitted Kitchen to Front

11' 9" x 7' 10" (3.58m x 2.39m) Being re-fitted with a modern range of high gloss handle-less wall, drawer and base units incorporating pan drawers, Quartz work surfaces with matching upstands, inset sink with mixer tap, four ring induction hob with extractor canopy over and feature splashback, inset eye-level electric oven and microwave oven, integrated dishwasher and washer dryer, double glazed window to front elevation, vertical radiator, spot lights to ceiling and engineered oak parquet flooring



Attractive Dual Aspect Lounge Diner

19' 11" x 11' 10" (6.07m x 3.61m) With double glazed windows to side and rear elevations, double glazed sliding patio door leading to the rear garden, modern wall mounted gas fire, solid oak flooring, radiator and spot lights to ceiling

Accommodation on the First Floor

Landing

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



Bedroom One to Rear

15' 6" x 9' 3" (4.72m x 2.82m) With double glazed window to rear elevation, ceiling light point, radiator and laminate flooring

Bedroom Two to Rear

11' 11" x 10' 1" (3.63m x 3.07m) With double glazed window to rear elevation, ceiling light point, radiator and engineered oak flooring



Bedroom Three to Front

9' 4" x 8' 3" (2.84m x 2.51m) With double glazed window to front elevation, ceiling light point, radiator and engineered oak flooring

Family Shower Room to Front

Being fitted with a three piece white suite comprising double shower enclosure with thermostatic rainfall shower, further handheld attachment and glazed door, WC with enclosed cistern and wash hand basin enclosed in a vanity unit incorporating cupboards and drawers, obscure double glazed windows to front and side elevations, tiling to walls and ladder style radiator



South West Facing Rear Garden

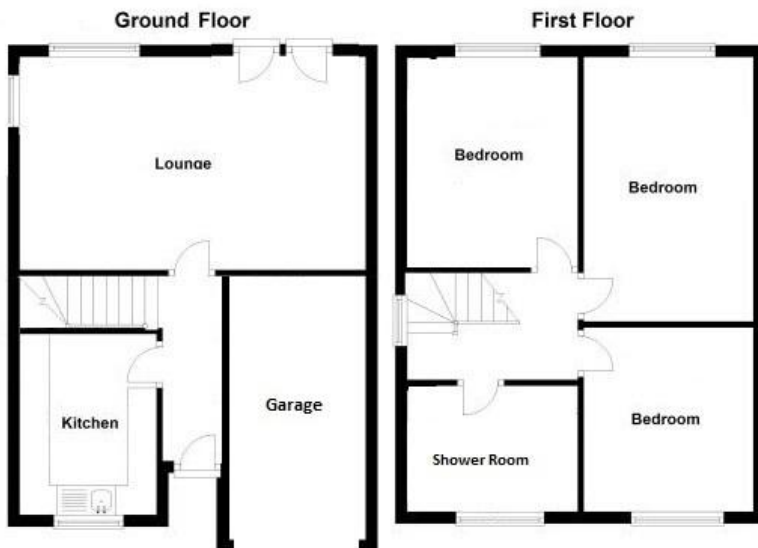
Being mainly laid to lawn with paved patio, raised borders and fencing to boundaries

Garage

With up and over garage door to driveway, power and light points

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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