



smarthomes

Cadet Drive

Shirley, Solihull, B90 2FD

- A Recently Constructed & Well Presented Semi Detached Property
- Three Bedrooms, En-Suite Shower Room & Family Bathroom
- Dining Kitchen
- Approx. 7 Years Remaining On NHBC Guarantee

£310,000

EPC Rating '84'





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 shrub fore garden with block paved driveway to side providing off road parking extending to up and over garage door and paved pathway leading to canopy porch with wall mounted carriage light and composite front door through to

Entrance Hall

With radiator, ceiling light point and doors leading off to

Guest WC

With low flush WC, wall mounted wash hand basin with tiled splashback, radiator, slate effect vinyl floor covering and ceiling light point



Lounge to Front

17' 8" max x 11' 7" (5.38m x 3.53m) With ceiling smoke alarm, hard-wiring for wall mounted television, two radiators, feature full length double glazed window to front elevation, spindle balustrade staircase leading to the first floor accommodation and door leading into

Dining Kitchen to Rear

15' 1" x 12' 5" (4.6m x 3.78m) Being fitted with a range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, metro tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric Hotpoint oven and grill, space and plumbing for washing machine and dishwasher, space for fridge freezer, under-cupboard lighting, double glazed window to rear elevation, double glazed French doors leading out to the rear garden, radiator and spot lights to ceiling



Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, ceiling smoke alarm, useful built-in store cupboard with shelving, additional over-stairs storage and doors leading off to

Bedroom One to Rear

11' 3" x 9' 8" (3.43m x 2.95m) With double glazed window to rear elevation, radiator, ceiling light point and door leading into



En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising shower enclosure with overhead monsoon soaker and additional handheld attachment, low flush WC and wall mounted wash hand basin with tiled splashback, obscure double glazed window, tiling to water prone areas, radiator and electric shaver point



Bedroom Two to Front

10' 10" x 8' 1" (3.3m x 2.46m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Front

7' 0" x 7' 9" (2.13m x 2.36m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom

Being fitted with a three piece white suite comprising panelled bath with thermostatic rainfall shower over and additional handheld shower attachment, low flush WC and wall mounted wash hand basin, obscure double glazed window, slate effect vinyl flooring, complementary tiling to water prone areas and radiator

Rear Garden

Being mainly laid to lawn with fencing to boundaries, paved patio and courtesy gate to driveway

Garage

Having a pitched roof with additional storage to eaves and up and over garage door to driveway

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		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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