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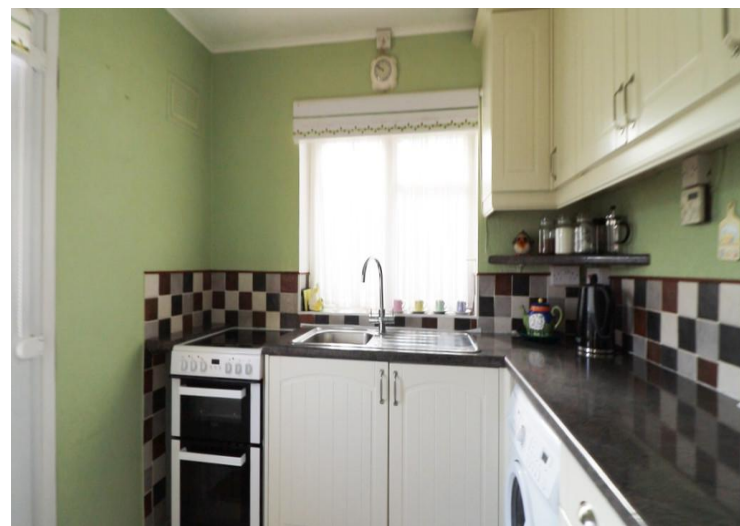
## Coton Grove

Shirley, Solihull, B90 1BS

- A Well Maintained Semi Detached Dormer Bungalow
- Three Bedrooms
- Lounge
- Dining/Study Area

**£267,500**

EPC Rating '58'





## 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 lawned fore garden and paved driveway providing off road parking extending to car port with polycarbonate roof, garage door and hardwood front door with obscure glazed inserts leading through to

#### **Entrance Hall**

With ceiling light point, storage cupboard and doors leading off to

#### **Dining/Study Area to Front**

7' 10" x 7' 10" (2.39m x 2.39m) With double glazed window to front elevation, ceiling light point and stairs leading to first floor accommodation



#### **Lounge to Rear**

16' 10" max x 13' 6" max (5.13m x 4.11m) With ceiling light point, wall light points, radiator, feature fireplace housing electric fire, double glazed sliding patio doors to rear, double glazed window to rear elevation and door leading into

#### **Kitchen to Rear**

6' 8" x 7' 11" (2.03m x 2.41m) Being fitted with a range of wall and base units, complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for electric cooker, space and plumbing for washing machine, walk-in pantry, window to side, double glazed door leading out to the rear garden and ceiling light point



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

7' 10" plus wardrobes x 14' 10" into bay (2.39m x 4.52m) With double glazed bay window to front elevation, wall light points, radiator and a range of fitted wardrobes and cupboards

#### **Bathroom**

Being fitted with a three piece suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin, window to side, tiling to half height, grab rails, wall mounted electric heater, radiator, ceiling light point

#### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, fitted shelving and doors to





### Bedroom Two to Rear

10' 4" x 9' 7" (3.15m x 2.92m) With double glazed window to rear elevation, ceiling light point, radiator and storage to eaves

### Bedroom Three to Front

7' 10" x 9' 10" max (2.39m x 3m) With double glazed window to front elevation, ceiling light point, radiator, storage to eaves and fitted wardrobe

### Pleasant Landscaped Rear Garden

Having a paved patio area with steps leading down to lawned area, gravel borders, feature ornamental pond, mature trees and shrubs, timber storage shed and fencing to boundaries

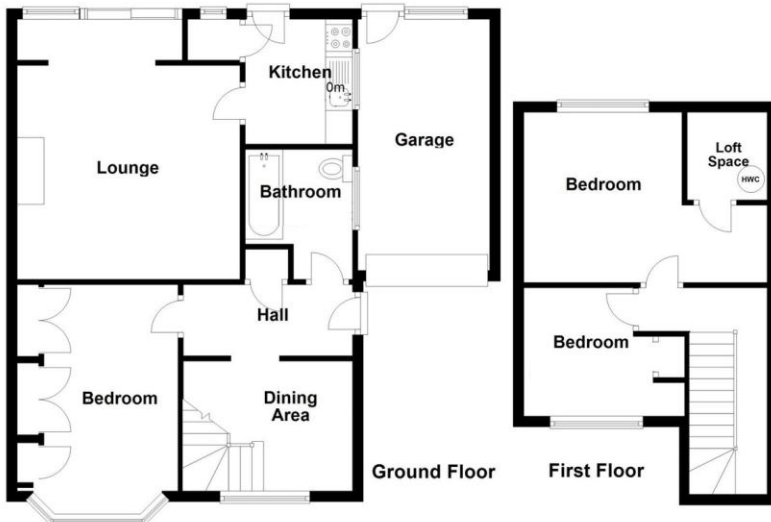


### Garage

With up and over garage door to car port and driveway, wall light points, double glazed window and door to rear

### 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		82
(69-80)	C		
(55-68)	D	58	
(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