



Neville Road

Shirley, Solihull, B90 2QX

- An Extended Semi Detached Property
- Three Double Bedrooms
- Through Lounge Diner
- Breakfast Room

£377,000

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 enjoys a pleasant position and is set back from the road behind a lawned fore garden and paved driveway providing off road parking extending to up and over garage door, gated side access and glazed double doors leading into

Enclosed Porch

With tiled flooring and glazed door leading through to

Entrance Hall

With radiator, stairs leading to the first floor accommodation with under-stairs storage cupboard, ceiling light point, built-in cloaks cupboard and doors leading off to

Through Lounge Diner

12' 0" max x 21' 0" (3.66m x 6.4m) With double glazed window to front elevation, double glazed patio doors leading out to the rear garden, two radiators, wall lighting, coving to ceiling and feature gas fireplace

Breakfast Room to Rear

12' 10" x 8' 8" (3.91m x 2.64m) With feature cast fire surround, bow window to rear elevation, radiator, ceiling light point and door leading into



Kitchen to Rear

12' 11" x 7' 8" (3.94m x 2.34m) Being fitted with a range of wall, drawer and base units, work surfaces with matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, double glazed window to rear elevation, glazed door to side, ceiling light point and tiled flooring



Accommodation on the First Floor

Landing

With ceiling light point, double glazed window to side, built-in airing cupboard and doors leading off to

Bedroom One to Front

13' 0" x 12' 0" (3.96m x 3.66m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 10" x 9' 7" min (3.91m x 2.92m) With double glazed window to rear elevation, radiator and ceiling light point





Bedroom Three to Front

9' 7" x 9' 1" (2.92m x 2.77m) With double glazed window to front elevation, radiator, ceiling light point and door to box room

Bathroom

Being fitted with a pedestal wash hand basin, panelled bath with Triton shower over, tiling to water prone areas, obscure double glazed window, tiled flooring, ceiling light point and radiator

Separate WC

With low flush WC, tiled flooring and ceiling light point

Utility

With Belfast sink, courtesy door to front and door leading to rear garden

Well Screened Rear Garden

Being mainly laid to lawn with paved patio, well stocked mature shrub borders providing privacy, paved pathway, fencing to boundaries and a range of mature trees

Garage

15'6" x 8' 4" (4.72m x 2.54m) With up and over garage door to driveway, door to side, electric fuse board, ceiling strip light and wall mounted Vaillant central heating boiler

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.

