



smarthomes

Barford Road

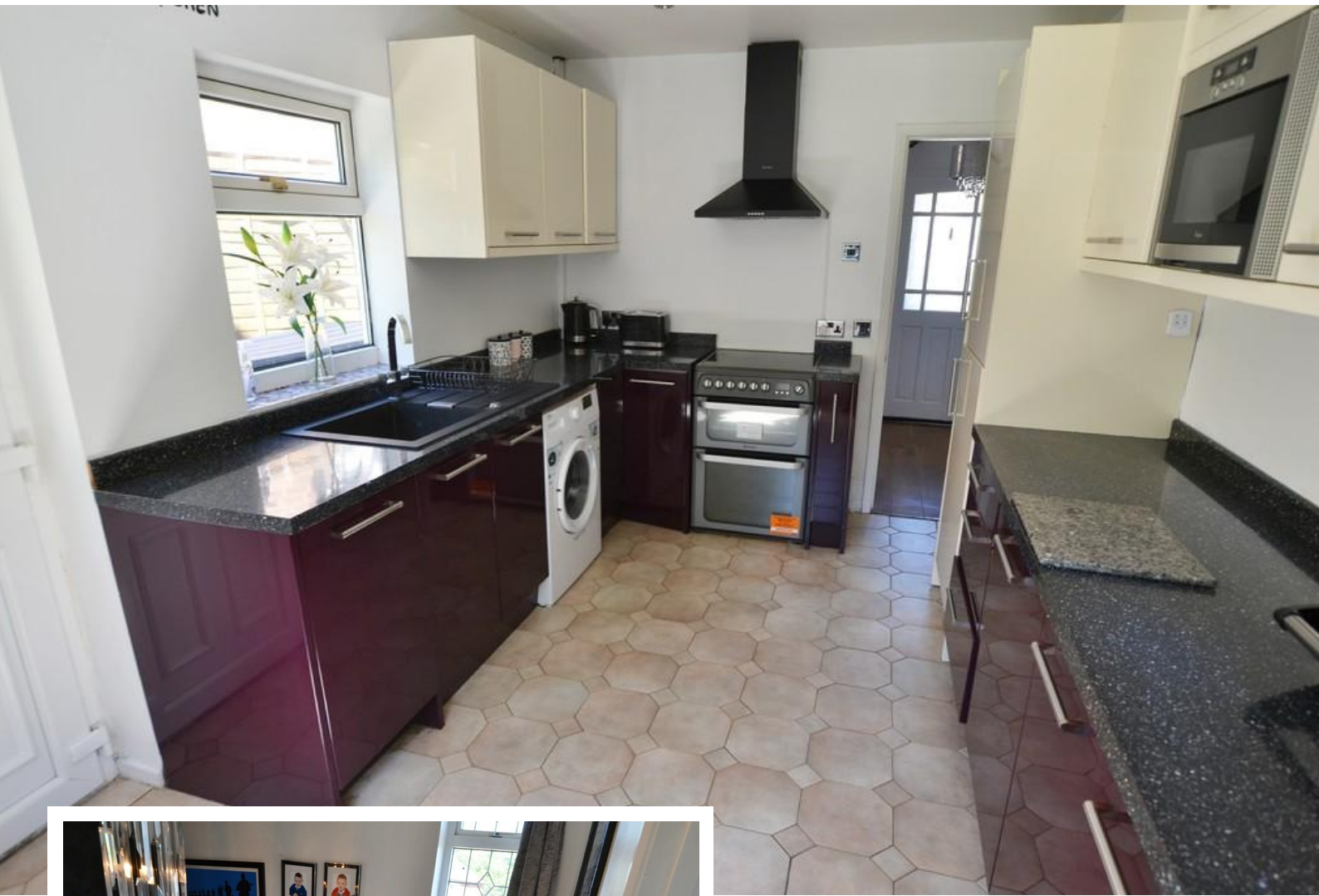
Shirley, Solihull, B90 3QR

- A Well Presented Semi-Detached Family Home
- Three Good Sized Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

Offers Over £279,950

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 gravel driveway with retaining hedgerows and a double glazed door to

Enclosed Porch

With a wall light point and driftwood obscure glazed front door with chrome effect furnishings leading into

Entrance Hall

With a wall mounted electrical trip switch fuse board, wall mounted radiator, stairs leading to the first floor accommodation and colonial panelled doors leading to



Through Lounge/Diner

22' 1" x 9' 8" (6.73m x 2.95m) With a double glazed bow window to front elevation, two wall mounted radiators, Oak effect floor covering, double glazed French doors leading out to the rear garden, two ceiling light points, feature contemporary floating coal effect electric fire and colonial panelled door leading into

Re-Fitted Kitchen to Rear

14' 2" x 9' (4.32m x 2.74m) Being re-fitted with a range of plum coloured base units and matching wall units set under granite effect work top incorporating Franke resin sink with mixer tap. Space for freestanding cooker with extractor hood over, integrated dishwasher, space and plumbing for washing machine, additional high gloss wall units with integrated microwave oven, wall mounted contemporary radiator, wall mounted central heating boiler, ceiling spot lights, double glazed window to rear elevation, double glazed window to side elevation and obscure double glazed door leading out to the rear garden



Landing

With double glazed casement windows to front and side elevations, inset ceiling down lighters, access to loft space and doors radiating off to

Master Bedroom to Rear

14' 1" x 9' 11" (4.29m x 3.02m) With double glazed casement window overlooking rear garden, wall mounted radiator and ceiling light point



Bedroom Two to Front

10' 10" x 6' 10" (3.3m x 2.08m) With double glazed window to front elevation, wall mounted radiator and ceiling light point

Bedroom Three to Rear

8' 11" x 6' 8" (2.72m x 2.03m) With double glazed window to rear elevation, wall mounted radiator and ceiling light point

Re-Fitted Family Bathroom

Being re-fitted with a contemporary suite comprising panelled bath with mixer tap and shower over with monsoon soaker, vanity sink unit and close coupled W.C. Polished marble effect porcelain tiling to walls, obscure double glazed window and slate effect floor covering

Southerly Facing Rear Garden

With a substantial lawned area, well stocked shrubbed borders, mature trees, courtesy gate to side and offering superb potential to extend subject to relevant planning permission

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