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## Velsheda Road

Shirley, Solihull, B90 2JN

- A Three Bedroom Semi Detached Property
- Two Reception Rooms
- Extended Kitchen
- No Upward Chain

**£299,950**

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 occupies a corner plot and is set back from the road behind lawned fore gardens and bloc paved driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading into

**Enclosed Porch**

With tiled flooring and hardwood door leading through to

**Entrance Hall**

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



**Lounge to Front**

10' 4" x 14' 2" into bay (3.15m x 4.32m) With double glazed bay window to front elevation, ceiling light point, radiator, coving to ceiling and decorative fireplace

**Reception Room Two to Rear**

12' 5" x 10' 4" (3.78m x 3.15m) With double glazed sliding patio door to rear garden, coving to ceiling, dado rail, ceiling light point, radiator, parquet flooring, attractive stone effect fireplace with gas fire and feature archway looking into kitchen



**Kitchen to Rear**

12' 1" x 5' 9" (3.68m x 1.75m) Being fitted with a range of wall, drawer and base units, complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring induction hob with extractor over, inset eye-level oven and grill, double glazed window and door to rear, radiator, ceiling light point, coving to ceiling and door to garage

**Accommodation on the First Floor**

**Landing**

With obscure double glazed window to side, access to loft space via drop down ladder, ceiling light point and doors radiating off to



**Bedroom One to Front**

14' 11" into bay x 10' 5" including fitted wardrobes (4.55m x 3.18m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator and wall to wall fitted furniture

**Bedroom Two to Rear**

12' 5" x 10' 5" (3.78m x 3.18m) With double glazed window to rear elevation, radiator, wall to wall fitted furniture and ceiling light point



### **Bedroom Three to Front**

7' 7" x 5' 11" (2.31m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

### **Family Bathroom to Rear**

Being fitted with a three piece white suite comprising panelled bath with thermostatic rainfall shower over, further handheld shower attachment and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator and airing cupboard housing Vaillant boiler



### **Rear Garden**

With paved patio, lawned area, fencing to boundaries and shrub borders

### **Garage**

19' 0" x 8' 4" (5.79m x 2.54m) With up and over garage door to driveway, light point and door to rear garden

### **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.