



smart homes

## Brownley Road

Shirley, Solihull, B90 4QP

- A Traditional Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen

**£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 gyms 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 tarmacadam driveway providing off road parking extending to glazed door leading through to

#### **Enclosed Porch**

With tiled flooring and hardwood door with stained glass insert leading through to

#### **Entrance Hall**

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



#### **Reception Room One to Front**

12' 0" max x 12' 4" plus bay (3.66m x 3.76m) With double glazed bay window to front elevation, ceiling light point, radiator and brick built fireplace with wooden mantle

#### **Reception Room Two to Rear**

12' 4" x 11' 6" (3.76m x 3.51m) With double glazed sliding patio door to rear, ceiling light point, radiator and wall mounted gas fire

#### **Extended Kitchen to Rear**

11' 0" x 6' 11" (3.35m x 2.11m) Being fitted with a range of wall, drawer and base units, laminate work surfaces, sink and drainer unit with mixer tap, four ring electric hob with extractor over, inset electric double oven and grill, space and plumbing for washing machine, breakfast bar, double glazed window to rear elevation, door to garage, radiator and ceiling light point



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

#### **Landing**

With ceiling light point, obscure double glazed window to side elevation and doors radiating off to

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

15' 5" into bay x 11' 0" max (4.7m x 3.35m) With double glazed bay window to front elevation, radiator and ceiling light point

#### **Bedroom Two to Rear**

12' 6" x 11' 7" (3.81m x 3.53m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted furniture



**Bedroom Three to Front**

9' 0" max x 7' 6" (2.74m x 2.29m) With double glazed window to front elevation, radiator, over-stairs storage cupboard and ceiling light point

**Four Piece Family Bathroom to Rear**

Being fitted with a four piece suite comprising panelled bath, shower cubicle, low flush WC and pedestal wash hand basin, obscure double glazed windows to side and rear elevations, radiator and ceiling light point

**Rear Garden**

Being mainly laid to lawn with shrub borders and fencing and hedging to boundaries

**Garage**

With up and over garage door to driveway, 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 Nigel Hodges