



smarthomes

## Clinton Road

Shirley, Solihull, B90 4RG

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

**Offers Over £285,000**

EPC Rating '63'





## 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 creteprint driveway providing off road parking with low level fencing to side boundaries extending to a UPVC double glazed door with matching side windows leading into

**Porch**

With tiled flooring and a double glazed door with matching frosted side windows leading into

**Spacious Open Plan Lounge to Front**

16' 3" x 12' 6" (4.95m x 3.81m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring, coving to ceiling, stairs rising to first floor, feature fire surround with living flame gas fire and archway leading to



**Re-Fitted Kitchen/Diner to Rear**

16' 3" x 12' 6" (4.95m x 3.81m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, integrated fridge and dishwasher, tiling to splash back areas, laminate flooring, built in storage cupboard, wall mounted gas central heating boiler, radiator, two ceiling light points, double glazed French doors with matching side windows leading to rear garden and a double glazed window to the rear aspect



**Landing**

With an obscure double glazed window to side, ceiling light point, access to loft space via a drop down ladder and door to



**Bedroom One to Front**

12' 6" x 9' 6" (3.81m x 2.9m) With double glazed bay window to front elevation, double fitted wardrobes, laminate flooring, radiator and ceiling light point

**Bedroom Two to Rear**

10' x 9' 6" (3.05m x 2.9m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point



### Bedroom Three to Front

8' 8" x 6' 4" (2.64m x 1.93m) With double glazed window to front elevation, radiator and ceiling light point

### Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

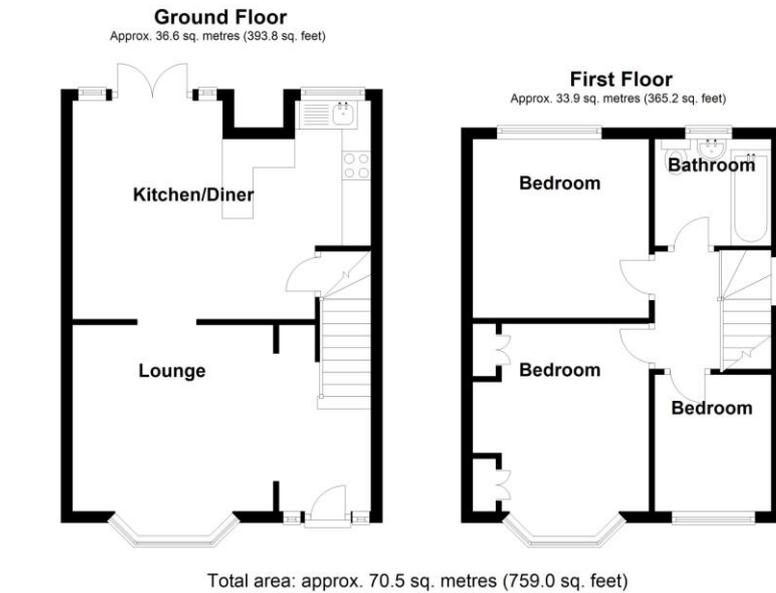


### Extensive Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing and hedging to boundaries, gated side access, further decked and gravelled patio areas and decorative pergola, raised fish pond, timber built potting shed and courtesy door to

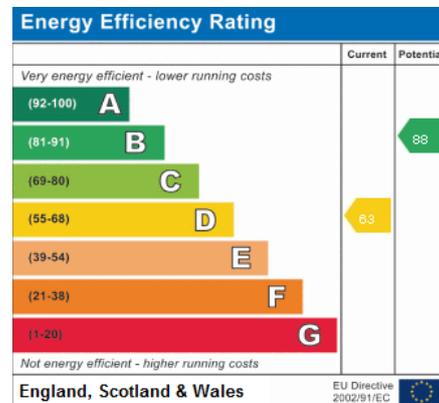
### Insulated Log Cabin Style Summer House

9' 8" x 7' 3" (2.95m x 2.21m) With windows to side and rear and stripped timber effect flooring



### 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



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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