



smarthomes

Oberon Drive

Shirley, Solihull, B90 2PB

- A Beautifully Presented Refurbished Semi-Detached Bungalow
- Three Good Size Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Shower Room

Offers Over

£465,000

EPC Rating '57'





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 block paved driveway providing ample off road parking with a laid lawn area to side, planted shrub borders and a UPVC double glazed door leading into

Enclosed Porch

With stripped timber effect flooring, wall light point and modern glazed front door leading into

Entrance Hallway

With ceiling light point, radiator, coving to ceiling, access to loft space, obscure port hole window, built in storage cupboard and door leading off to

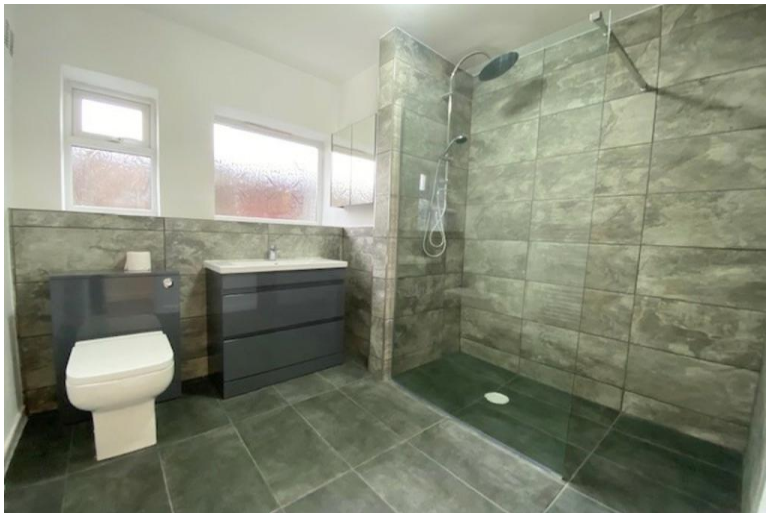


Spacious Lounge to Rear

15' 6" x 15' 2" (4.72m x 4.62m) With UPVC double glazed patio doors leading to rear garden, wall mounted radiator, two ceiling light points, two wall light points and brick fire surround with freestanding electric fire

Re-Fitted Kitchen

12' 0" x 9' 4" (3.66m x 2.84m) Being re-fitted with a modern range of wall, base and drawer units with a Quartz style work surface over incorporating a Blanco double bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level Zanussi oven and grill, integrated fridge/freezer, integrated dishwasher, radiator, ceiling light point, built in cupboard housing a wall mounted gas central heating boiler and a double glazed door and window combo leading to



Large Utility Room

26' 1" x 11' 5" max (7.95m x 3.48m max) This versatile room is fitted with a range of base units with a work surface over incorporating a sink and drainer unit Space and plumbing for washing machine and tumble dryer, hydraulic roof light, UPVC double glazed doors leading to the front and rear gardens, double glazed windows to side and rear elevations, central heating radiator, wall light points, ceiling spot lights and door to garage



Bedroom One to Rear

11' 11" x 11' 8" (3.63m x 3.56m) With double glazed window to rear elevation, coving to ceiling, radiator and ceiling light point



Bedroom Two to Front

14' x 8' 2" (4.27m x 2.49m) With double glazed window to front elevation, coving to ceiling, radiator and ceiling light point

Bedroom Three to Front

11' 11" x 9' 7" (3.63m x 2.92m) With double glazed window to front elevation, coving to ceiling, radiator and ceiling light point

Re-Fitted Family Shower Room

Being re-fitted with a modern white suite comprising of a large walk in shower with floor drain and Hans Grohe shower attachment, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and two obscure double glazed windows

Southerly Facing Rear Garden

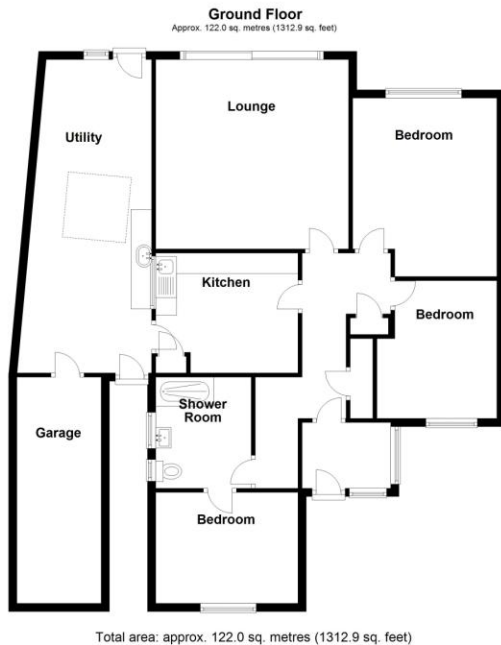
Being mainly laid to lawn with paved patio area, well stocked shrub borders and panelled fencing to boundaries

Garage

Located at the side of the property with an up and over door for vehicular access and courtesy door to utility

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC