



smarthomes

Sansome Road

Shirley, Solihull, B90 2BJ

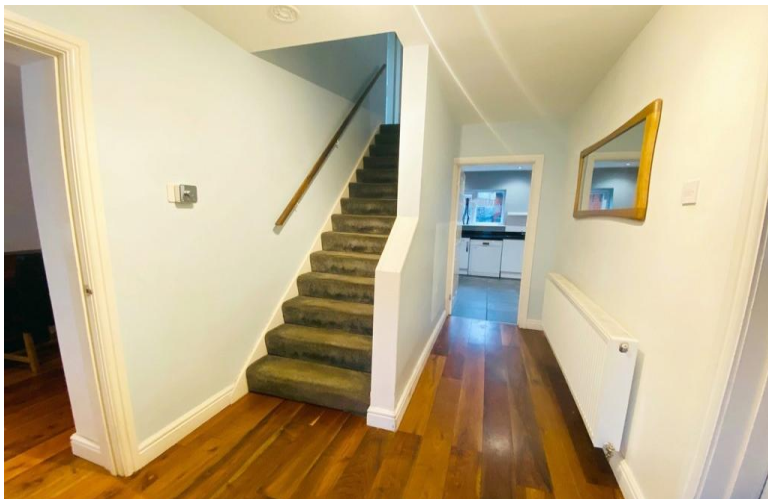
- A Substantially Extended Four Bedroom Detached Family Home
- Within Walking Distance To Shirley Train Station
- Two Reception Rooms/Study
- Extended & Re-Fitted Breakfast Kitchen
- Garden With Out-Building Utilised As Gym With Sauna & Shower
- No Upward Chain

Offers in Region of

£435,000

EPC Rating '69'





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 tarmac driveway providing off road parking extending to Pulsar electric charging point, UPVC door to storage area and canopy porch with downlighters and UPVC obscure double glazed door leading into



Enclosed Porch

With engineered hard wood flooring and obscure glazed door leading through to

Entrance Hall

With engineered hard wood flooring, radiator, ceiling light point, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

10' 10" x 14' 11" (3.3m x 4.55m) With double glazed bay window to front elevation, radiator, contemporary floating log effect fire, engineered hard wood flooring and ceiling light point



Reception Room Two/Study to Front

7' 1" x 17' 11" (2.16m x 5.46m) With double glazed window to front elevation, inset down lighters, engineered hard wood flooring and radiator

Extended & Re-Fitted Breakfast Kitchen to Rear

18' 5" x 11' 7" (5.61m x 3.53m) Being re-fitted with a range of high gloss wall and base units incorporating a range of pan drawers, complementary granite work surfaces with matching upstands, inset double sink with mixer tap and hot tap, breakfast bar seating area, four ring hob with extractor canopy over, inset eye-level double oven and grill, space and plumbing for dishwasher, space for American style fridge freezer, two double glazed windows to rear elevation, UPVC double glazed door leading out to the rear garden, electric plinth heater, spot lights to ceiling, tiled flooring, handy under-stairs store cupboard and UPVC obscure double glazed door to utility



Utility Room

Having a guest WC with aqua-panelling, ceramic tiling to floor, space and plumbing for washing machine, door to rear garden and walk-way leading to handy storage to side with double glazed door to driveway and polycarbonate roof

Accommodation on the First Floor

Landing

With access to loft space via ladder, ceiling light point and doors leading off to

Bedroom One to Front

10' 11" x 14' 10" max (3.33m x 4.52m) With double glazed window to front elevation, contemporary radiator and ceiling light point

Bedroom Two to Rear

10' 2" x 11' 1" (3.1m x 3.38m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 11" x 7' 1" (3.02m x 2.16m) With double glazed window to front elevation, radiator, ceiling light point and built-in store cupboard housing boiler





Dual Aspect Bedroom Four

23' 3" x 10' 7" (7.09m x 3.23m) With double glazed windows to front and rear elevations, two radiators and two ceiling light points

Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising panelled Jacuzzi style spa bath with thermostatic shower over and glazed screen, low flush WC and floating wash hand basin, obscure double glazed windows to side and rear, tiling to walls and floor and spot lights to ceiling

Landscaped Rear Garden

With paved patio, artificial lawned area, courtesy access to side, decked terrace with canopy and down lighters ideal for hot tub, fencing and walls to boundaries and UPVC double opening doors to gym area

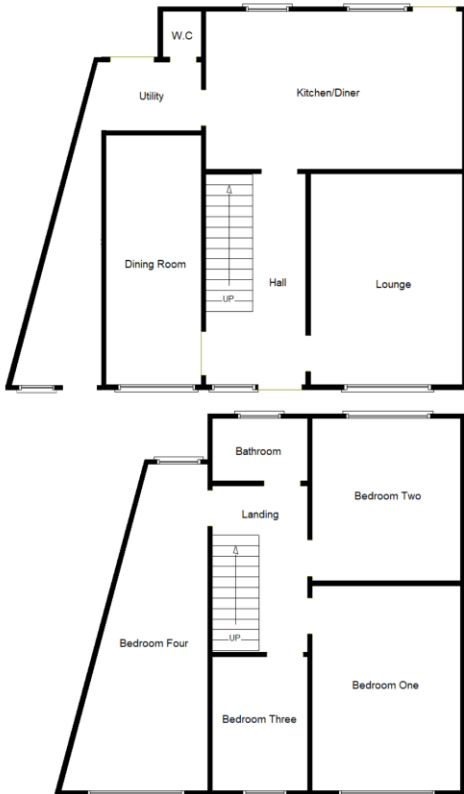


Out-Building

11' 6" x 12' 0" (3.51m x 3.66m) With superb potential for home office, study or home business currently utilised as a gymnasium with wall mounted air conditioning system, inset down-lighters, free-standing sauna and oak door to shower room with Triton shower and tiling to walls and floor

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 vendor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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