



## Avon Road

Shirley, Solihull, B90 4RJ

- A Well Maintained Semi-Detached Family Home
- Three Bedrooms
- Conservatory
- Large Rear Garage

**Offers Over £280,000**

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 tarmac driveway providing off road parking with fenced and hedgerow boundaries and a double glazed composite front door with matching side windows leading into

#### **Porch**

With an exterior light point and a wooden door with obscure glazed inserts and original leaded side windows leading to

#### **Entrance Hallway**

With ceiling light point, radiator, built in storage cupboard, laminate flooring, stairs leading to the first floor accommodation and door leading off to

#### **Through Lounge/Diner**

#### **Lounge Area**

12' 1" x 10' 9" (3.7m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring, a living flame gas fire with marble hearth and inlay and opening to

#### **Dining Area**

11' 9" x 7' 6" (3.6m x 2.3m) With laminate flooring, wall mounted radiator, ceiling light point and aluminium framed double glazed sliding patio doors leading to

#### **Conservatory**

10' 9" x 8' 10" (3.3m x 2.7m) Of UPVC construction with a polycarbonate roof and a sliding door leading to the rear garden

#### **Fitted Kitchen to Rear**

8' 10" x 8' 6" (2.7m x 2.6m) Being 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. Inset electric double oven and grill, integrated fridge and freezer, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling spot lights, double glazed door leading to the side of the property and a double glazed window to the rear aspect

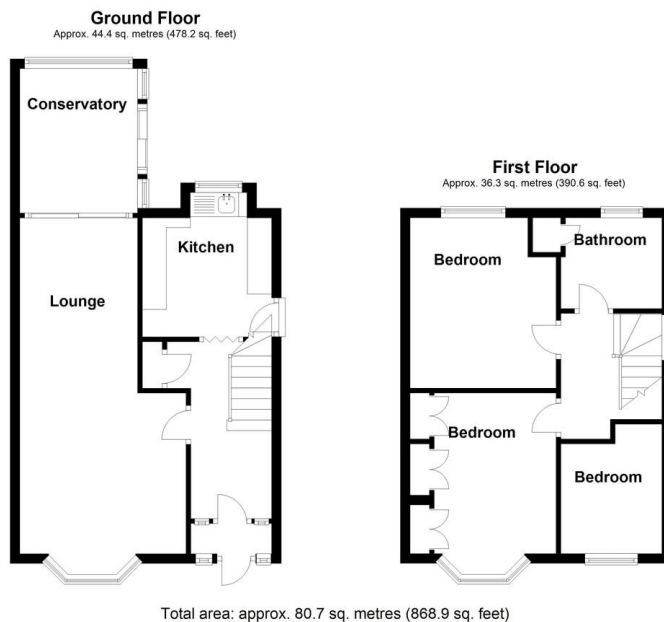
#### **Landing**

With an obscure UPVC double glazed window to side, access to a part boarded loft space via a drop down ladder and door to

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

12' 9" x 7' 10" (3.9m x 2.4m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of built in wardrobes with cupboards over





### Bedroom Two to Rear

10' 2" x 9' 10" (3.1m x 3m) With double glazed window to rear elevation, exposed painted floorboards, radiator and ceiling light point

### Bedroom Three to Front

8' 2" x 6' 6" (2.5m x 2m) With double glazed window to front elevation, exposed painted floorboards, radiator and ceiling light point

### Family Bathroom to Rear

5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, airing cupboard housing a gas central heating boiler, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

### Extensive Rear Garden

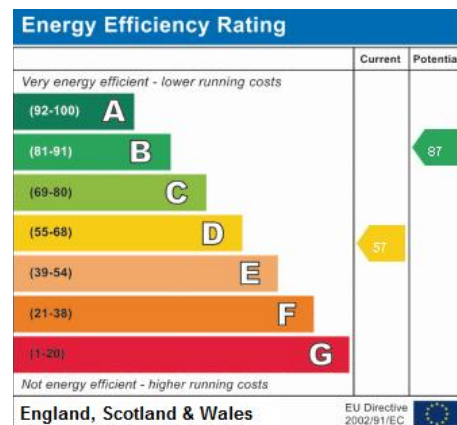
Being mainly laid to lawn with a recently laid paved patio area, panelled fencing to boundaries, gated side access, a variety of mature shrubs and bushes, cold water tap and access to

### Large Rear Garage

Being accessed via a shared rear service road

### 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 are 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