



smarthomes

Wiseacre Croft

Shirley, Solihull, B90 1BD

- A Well Presented Three Bedroom Semi Detached Family Home
- Through Lounge Diner
- Kitchen, Utility Room & Re-Fitted Guest WC
- Low Maintenance Landscaped Rear Garden

£280,000

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 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 edged tarmac driveway providing off road parking extending to obscure UPVC double glazed door leading into

Enclosed Porch

With tiled flooring, ceiling light point, coving to ceiling and oak door with glazed inserts leading through to

Entrance Hallway

With laminate flooring, radiator, wood panelling to half height with dado rail, coving to ceiling, obscure double glazed window to side elevation, stairs leading to the first floor accommodation and double doors leading into



Through Lounge Diner

24' 7" into bay x 9' 6" (7.5m x 2.9m) With double glazed bay window to front elevation, double glazed bay incorporating French doors leading out to the landscaped rear garden, radiator, coving to ceiling, two ceiling light points with decorative rose, feature tiled chimney breast and fireplace with electric fire, tiled hearth and wooden surround

Kitchen to Rear

9' 6" x 5' 2" (2.9m x 1.6m) Being fitted with a range of wall, drawer and base units incorporating wine rack, complementary wood effect work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring Neff hob, inset electric oven, double glazed window to rear elevation, ceiling light point, coving to ceiling, laminate flooring and part glazed door leading into



Utility Room

10' 2" x 5' 6" max (3.1m x 1.7m) With fitted wall units, laminate work surface with tiling to splashback areas, space and plumbing for washing machine and tumble dryer, space for fridge freezer, UPVC obscure double glazed door leading out to the rear garden, wall mounted boiler, coving to ceiling and bi-folding door to

Re-Fitted Guest WC

Being re-fitted with a combination vanity sink and WC with enclosed cistern, tiling to walls, contemporary ladder style radiator, laminate flooring, ceiling light point and coving to ceiling

Accommodation on the First Floor

Landing

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





Bedroom One to Front

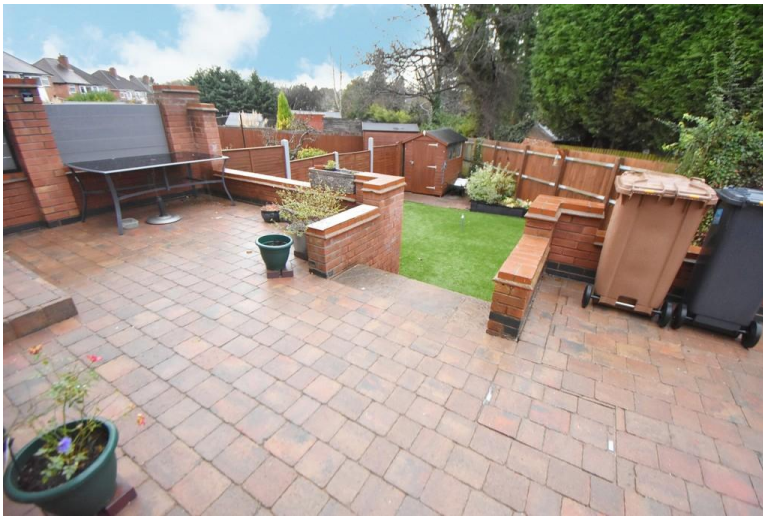
12' 1" into bay x 9' 10" (3.7m x 3.0m) With double glazed bay window to front elevation, radiator, coving to ceiling, laminate flooring and ceiling light point with decorative rose

Bedroom Two to Rear

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed bay window to rear elevation, radiator, coving to ceiling, laminate flooring and ceiling light point

Bedroom Three to Front

6' 2" x 5' 2" (1.9m x 1.6m) With double glazed window to front elevation, radiator, laminate flooring and ceiling light point



Family Bathroom to Rear

6' 6" x 5' 6" (2.0m x 1.7m) Being fitted with a three piece suite comprising panelled bath with thermostatic rainfall shower, WC with enclosed flush and vanity wash hand basin, obscure double glazed window to rear, tiling to water prone areas, laminate flooring, ladder style radiator and ceiling light point

Low Maintenance Landscaped Rear Garden

Having a paved patio with side gate access, external lighting, outside tap, retaining brick walls and steps leading down to an artificial lawned area with fencing to boundaries and timber shed



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.