



smarthomes

Ashwell Drive

Shirley, Solihull, B90 3LR

- A Modern Style End-Terrace Property
- Two Bedrooms
- Kitchen/Diner
- Conservatory

Offers Over £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 deep block paved driveway providing ample off road parking with a laid lawn, mature Oak tree, shrub borders and a UPVC double glazed door leading into

Porch

With a ceiling light point and further door to

Lounge to Front

13' 11" x 12' 7" (4.24m x 3.84m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, stairs rising to first floor, feature fireplace with marble effect hearth and ornate mantle and door to



Kitchen/Diner to Rear

12' 7" x 9' 3" (3.84m x 2.82m) 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 and oven below. Freestanding washing machine, integrated fridge/freezer, concealed wall mounted gas central heating boiler, tiling to splash back areas, radiator, ceiling light point, a double glazed window to the rear aspect and double glazed sliding patio doors leading to



Conservatory

8' x 6' 4" (2.44m x 1.93m) Being double glazed with a polycarbonate roof, tiled flooring and French doors leading to the rear garden

Landing

With access to loft space, ceiling light point, UPVC double glazed window to side and door to



Bedroom One to Front

10' 9" x 9' 6" (3.28m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, over stairs storage cupboard and mirror fronted fitted wardrobes



Bedroom Two to Rear

12' 7" x 6' 7" (3.84m x 2.01m) With double glazed window to rear elevation, radiator and ceiling light point

Bathroom

Being fitted with a suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point



Pleasant Rear Garden

Being mainly laid to lawn with paved patio area, shrub borders, gated side access, panelled fencing to boundaries and courtesy door to

Garage

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

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