



smarthomes

Eastcote Close

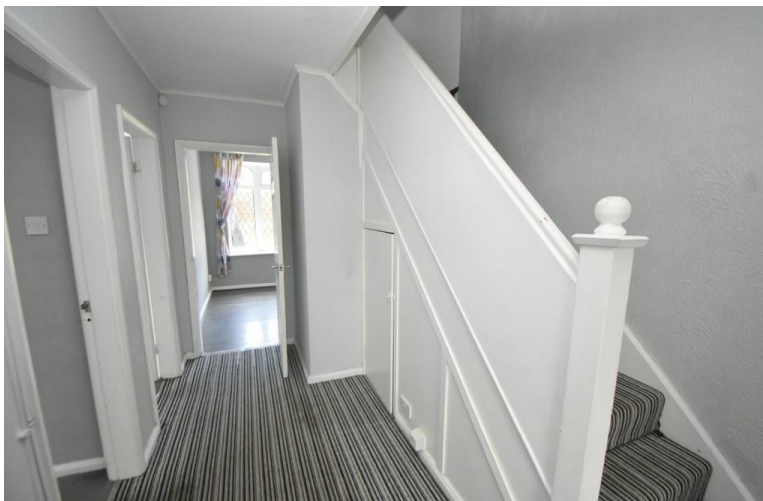
Shirley, Solihull, B90 3QX

- A Spacious Family Home Set On A Large Corner Plot
- Five Bedrooms & Three Reception Rooms
- Four Piece Family Bathroom
- No Upward Chain
- Superb Potential To Extend Subject To Planning Permission
- Currently Falling Within Tudor Grange Academy Catchment

Offers Over £500,000

EPC Rating '61'





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. The property currently falls within the catchment area for Tudor Grange Academy, Shirley Heath Junior School, Sharmans Cross Junior School and Blossomfield Infant and Nursery School. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is positioned on a large corner plot behind a generous fore-garden with paved driveway providing off road parking extending to up and over garage door, carport to side, further gardens to side with mature trees and shrubs and UPVC double glazed door leading into



Enclosed Porch

With lighting, wooden flooring and part glazed door leading through to

Entrance Hallway

With radiator, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, cloaks cupboard and doors leading off to

Reception Room One to Front

13' 1" into bay x 11' 1" (4.0m x 3.4m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and fireplace

Reception Room Two to Rear

14' 1" x 11' 5" (4.3m x 3.5m) With double glazed patio doors leading out to the rear garden, coving to ceiling, wall lighting, ceiling light point, radiator and fireplace

Reception Room Three to Rear

8' 10" x 7' 10" (2.7m x 2.4m) With double glazed bow window to rear elevation, ceiling light point, laminate flooring, useful storage cupboard and door leading into

Kitchen

10' 2" x 7' 10" (3.1m x 2.4m) Being fitted with a range of wall, drawer and base units, complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven, double glazed window to side elevation, laminate flooring, radiator, ceiling light point, door to garage and opening through to

Lobby

With UPVC obscure double glazed window to rear, obscure double glazed door to rear garden, ceiling light point and door to

Guest WC

With low flush WC and ceiling light point

Accommodation on the First Floor

Landing

With useful airing cupboard housing Ideal boiler, two ceiling light points, loft access and doors leading off to

Bedroom One to Front

14' 1" x 11' 1" (4.3m x 3.4m) With double glazed bay window to front elevation, radiator, ceiling light point and built-in cupboard

Bedroom Two to Rear

13' 5" x 11' 1" (4.1m x 3.4m) With double glazed window to rear elevation, radiator, ceiling light point and built-in cupboards

Bedroom Three to Front

12' 1" x 7' 10" (3.7m x 2.4m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Four to Rear

8' 10" x 7' 10" (2.7m x 2.4m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Five to Front

7' 10" x 7' 6" (2.4m x 2.3m) With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

8' 10" x 7' 10" (2.7m x 2.4m) Being fitted with a four piece white suite comprising panelled bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin and corner shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to water prone areas, radiator, laminate flooring and ceiling light point

Garage

16' 0" x 7' 10" (4.9m x 2.4m) With metal up and over garage door to driveway, ceiling light point, space and plumbing for washing machine and window to side

Large South West Facing Rear Garden

This generous garden wraps around to the side and provides superb potential to extend subject to planning permission, being mainly laid to lawn with concrete patio area, security lighting, fencing to boundaries, aluminium potting shed, side gate access to car-port and a variety of mature shrubs



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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	B1	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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