



smarthomes

Stroud Road

Shirley, Solihull, B90 2JT

- A Semi-Detached Property Requiring Modernisation
- Three Bedrooms
- Garage To Rear with Rear Vehicle Access
- Good Size South East Facing Rear Garden
- Superb Potential to Improve & Extend (STPP)
- No Upward Chain

£250,000

EPC Rating – 58

Council Tax Band - C





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 paved driveway providing off road parking extending to hardwood door to utility/store to side and sliding glazed door leading into

Enclosed Porch

With exterior lighting, double glazed windows and obscure glazed door leading through to

Entrance Hall

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



Through Lounge Diner

24' 3" into bay x 9' 10" (7.4m x 3.0m) With double glazed bay window to front elevation, two radiators, two ceiling light points, coving to ceiling, feature fireplace with inset display shelves either size and glazed bay windows incorporating door leading into

Lean-To

22' 7" x 7' 2" (6.9m x 2.2m) With windows to rear, laminate flooring, sink unit, space and plumbing for washing machine, two ceiling lights with fan and double doors to rear garden



Kitchen to Rear

9' 2" x 5' 2" (2.8m x 1.6m) Being fitted with a range of wall and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for dishwasher, window to rear elevation, tiled flooring, ceiling strip light and part glazed door leading into

Utility/Store to Side

20' 0" x 5' 6" (6.1m x 1.7m) With hardwood door to driveway, wall mounted Vaillant boiler, fitted wall units, laminate flooring, power points and ceiling light point



Accommodation on the First Floor

Landing

With double glazed window to side, ceiling light point, loft access and doors leading off to

Bedroom One to Front

12' 9" x 9' 10" (3.9m x 3.0m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of built-in wardrobes and cupboards



Bedroom Two to Rear

12' 5" into bay x 8' 2" (3.8m x 2.5m) With double glazed bay window to rear elevation, radiator, ceiling light point and a range of built-in wardrobes

Bedroom Three to Front

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

Shower Room to Rear

6' 2" x 5' 2" (1.9m x 1.6m) Being fitted with a three piece suite comprising shower cubicle with Triton electric shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, radiator and ceiling light point

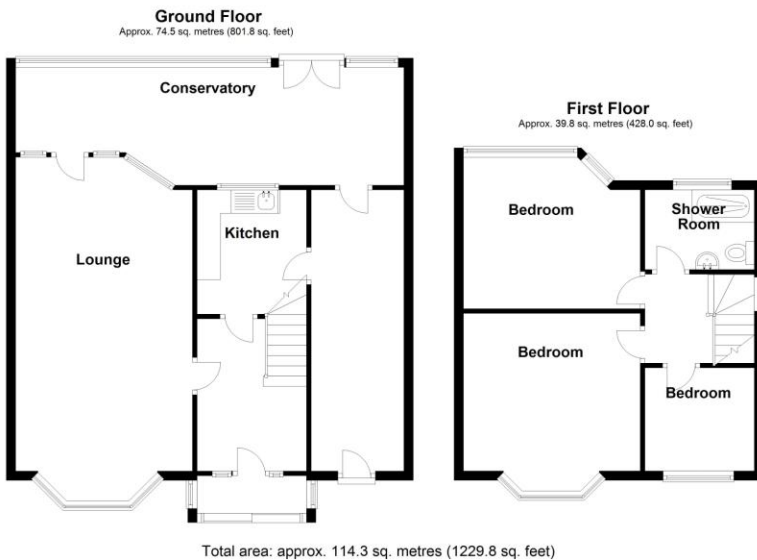
South East Facing Rear Garden

Being easily maintained with a variety of crazy paved terraced areas and pathway to rear, Cotswold stone chipping areas with stepping stones, mature shrub borders, fencing to boundaries, two timber sheds and garage to rear accessed via 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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