



smarthomes

Clinton Road

Shirley, Solihull, B90 4RN

- A Well Maintained Mid-Terrace Family Home
- Three Bedrooms
- Modern Kitchen
- Modern Family Bathroom

Offers Over

£270,000

EPC Rating '65'





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 lawned fore garden with a shared block paved footpath leading to

Porch

Being single glazed with a further UPVC double glazed door leading into

Entrance Hallway

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



Lounge to Front

13' 5" x 11' 8" (4.09m x 3.56m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, feature reclaimed cast iron fireplace with slate hearth and wooden mantle over and door to

Modern Kitchen to Rear

11' 8" x 9' 1" (3.56m x 2.77m) 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. Space and plumbing for washing machine, tiling to splash back areas and floor, under stairs storage cupboard, heated towel rail, ceiling light point and a double glazed door and window to the rear aspect



Landing

With access to loft space, ceiling light point, built in storage cupboard and door to

Bedroom One to Front

13' 5" x 9' 1" (4.09m x 2.77m) With double glazed window to front elevation, radiator, ceiling light point and fitted corner wardrobes



Bedroom Two to Rear

9' 9" x 8' 11" (2.97m x 2.72m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

7' 8" x 7' 4" (2.34m x 2.24m) With double glazed window to front elevation, radiator, over stairs storage cupboard and ceiling light point

Modern Family Bathroom to Rear

Being fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



Rear Garden

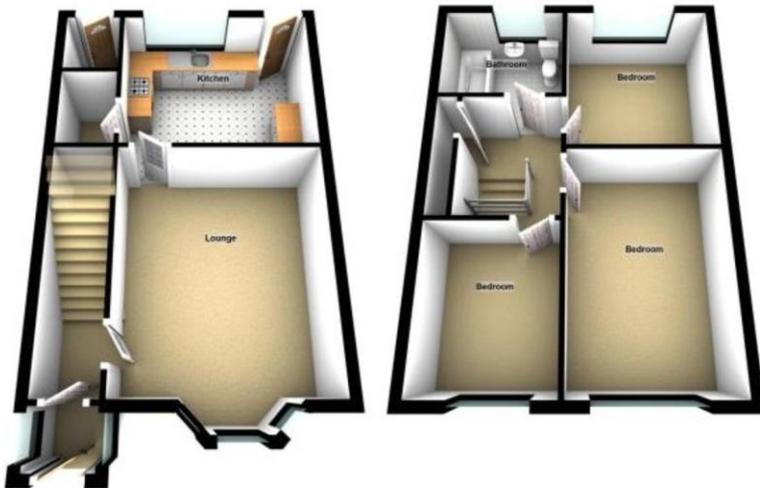
Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, shared gated side access, hardstanding and vehicular access to rear and access to

Garage

Located at the rear of the property and accessed via a shared 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 vendor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	65	
(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 	

316 Stratford Road
Shirley
Soliuhull
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