



smarthomes

Kingswood Close

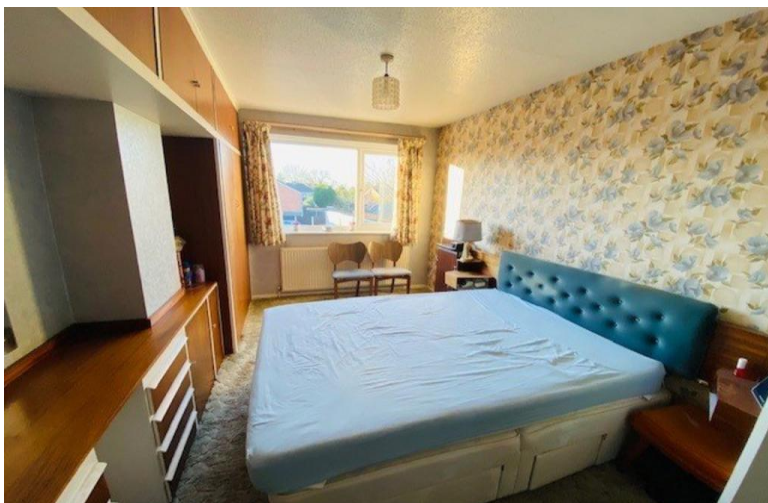
Shirley, Solihull, B90 3ET

- A Spacious Detached Family Home
- Three Double Bedrooms
- Spacious Lounge/Diner
- Extended Sitting Room

Offers Over £375,000

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 paved driveway providing off road parking extending to a double glazed door leading into

Enclosed Porch

With tiled flooring and an obscure double glazed door leading to

Entrance Hallway

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



Spacious Lounge/Diner to Rear

20' x 12' 8" (6.1m x 3.86m) With a double glazed window overlooking the rear garden, two wall mounted radiators, two ceiling light points, coving to ceiling, a freestanding gas fire and opening to

Extended Sitting Room to Rear

9' 5" x 8' 8" (2.87m x 2.64m) With double glazed patio doors leading to the rear garden and double glazed windows to the side and rear elevations



Fitted Kitchen to Front

10' x 7' 10" (3.05m x 2.39m) 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. Space for freestanding cooker, space and plumbing for washing machine, tiling to splash back areas, ceiling light point, under stairs storage, double glazed door to side and a double glazed window to the front aspect

Landing

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



Bedroom One to Rear

12' x 10' 6" (3.66m x 3.2m) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point

Bedroom Two to Rear

15' 6" x 7' 10" (4.72m x 2.39m) With double glazed window to rear elevation, radiator, ceiling light point and full width fitted wardrobes

Bedroom Three to Front

10' 2" x 9' 10" (3.1m x 3m) With double glazed window to front elevation, radiator, ceiling light point and a fitted wardrobe and dressing table

Adapted Shower Room to Front

Being fitted with a white suite comprising of a shower area with wall mounted electric shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the Front elevation

Rear Garden

Being paved and slate chipped for ease of maintenance with raised shrub borders, hardstanding for greenhouse, patio area with pergola, panelled fencing to boundaries and gated side access

Integral Garage Store

10' x 8' (3.05m x 2.44m) Offering potential for conversion with double opening doors to property frontage, power and lighting

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

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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 are 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