



smarthomes

## Green Lane

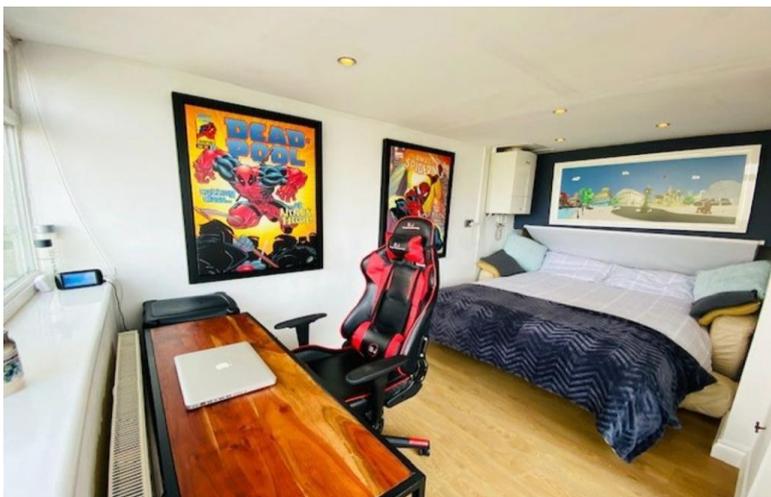
Shirley, Solihull, B90 1AP

- A Well Presented Semi-Detached Family Home
- Three/Four Bedrooms
- Spacious Lounge/Diner
- Low Maintenance Rear Garden with Detached Home Office/Gym

**£315,000**

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 UPVC double glazed door leading into

#### **Entrance Hallway**

With ceiling light point and spot lights, vertical radiator and opening to

#### **Fitted Kitchen to Front**

11' 9" x 6' 6" (3.58m x 1.98m) 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 gas cooker, space and plumbing for washing machine and dishwasher, tiling to splash back areas, laminate flooring, radiator, ceiling light point and a double glazed window to the front aspect



#### **Spacious Lounge/Diner to Rear**

18' x 10' 8" (5.49m x 3.25m) With wall mounted radiator, two ceiling light points, wall light points, laminate flooring, a UPVC double glazed window to rear and UPVC double glazed door leading to



#### **Sun Lounge**

16' 5" x 5' 4" (5m x 1.63m) Of UPVC double glazed construction with a polycarbonate roof, stripped timber effect flooring, wall light point and French doors leading to rear garden

#### **Study/Bedroom Four to Front**

12' x 7' 2" (3.66m x 2.18m) With UPVC double glazed window to front elevation, laminate flooring, wall mounted radiator, ceiling spot lights and a wall mounted gas central heating boiler



#### **Landing**

With ceiling light point, access to loft space and door to

#### **Bedroom One to Rear**

11' 5" x 8' 11" (3.48m x 2.72m) With double glazed window to rear elevation, radiator and ceiling light point

#### **Bedroom Two to Rear**

14' 1" x 8' 8" (4.29m x 2.64m) With double glazed window to rear elevation, radiator and ceiling light point



### **Bedroom Three to Front**

8' 10" x 8' 8" (2.69m x 2.64m) With double glazed window to front elevation, radiator, stripped timber effect flooring and ceiling light point

### **Family Bathroom to Front**

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation



### **Low Maintenance Rear Garden**

Being laid with an artificial lawn, paved patio area, gated side access, panelled fencing to boundaries and access to

### **Detached Home Office/Gym**

12' 6" x 9' 7" (3.81m x 2.92m) Of hardwood construction with double glazed French doors and solar panel providing electrical feed

### **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