



- A Beautifully Presented and Extensive Refurbished Family Home
- Three Bedrooms
- Extended and Re-Fitted Kitchen
- Re-Fitted Family Bathroom

Stroud Road
Shirley, Solihull, B90 2JU

Offers Over
£370,000
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 frontage with fencing to side boundary, door to side storage area and storm porch with a UPVC double glazed front door leading into

Entrance Hallway

With ceiling light point, coving to ceiling, wood effect flooring, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



Through Lounge/Diner

28' 3" x 9' 11" (8.61m x 3.02m) With a UPVC double glazed bay window to front elevation, UPVC double glazed patio doors to the rear, wood effect flooring, coving to ceiling, two wall mounted radiator, two ceiling light points and a feature cast iron fireplace with Oak surround and polished granite hearth



Extended and Re-Fitted Kitchen to Rear

17' 4" x 9' 8" max (5.28m x 2.95m max) Being re-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 on glass hob with extractor hood over. Eye level oven and grill, integrated slimline dishwasher, integrated fridge/freezer, space and plumbing for washing machine, tiling to splash back areas, wood effect flooring, radiator, two ceiling light points, a double glazed door and window to the rear aspect and glazed door to



Utility Area

With wood effect flooring, radiator, ceiling down lighters and door to

Modern Shower Room

Being fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

Landing

With a double glazed window to side, wood effect flooring, access to loft space and door to

Bedroom One to Rear

14' 7" x 9' 11" (4.44m x 3.02m) With double glazed window to rear elevation, wood effect flooring, coving to ceiling, radiator and ceiling light point



Bedroom Two to Front

13' 8" x 10' 6" (4.17m x 3.2m) With double glazed bay window to front elevation, wood effect flooring, radiator and ceiling light point

Bedroom Three to Front

8' 10" x 5' 6" (2.69m x 1.68m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, floating vanity wash hand basin and a low flush W.C. Chrome heated towel rail, marble effect tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation



South/Easterly Facing Rear Garden

Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, cold water tap, external power points and access to

Large Rear Garage/Workshop

Being accessed via a shared gated 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