



smarthomes

Ufton Close

Shirley, Solihull, B90 3SB

- A Beautifully Presented and Extended Semi-Detached Family Home
- Three Bedrooms
- Superb Open Plan Re-Fitted Kitchen/Diner
- Beautifully Appointed Family Bathroom

Offers Over

£490,000

EPC Rating '57'





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 edged tarmac driveway providing off road parking with planted shrub borders and a storm porch with a composite front door with double glazed side windows leading into

Entrance Hallway

With engineered wooden flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation, under stairs storage area and opening leading to

Open Plan Re-Fitted Kitchen/Diner to Rear



Kitchen Area

Being re-fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a Belfast sink with mixer tap over. Space for gas Range style cooker with extractor hood over, integrated dishwasher, tiling to splash back areas and floor, ceiling light points and spot lights. Feature log burning stove with Oka mantle over, double glazed windows to the front and rear aspect, double glazed stable style door to rear, door to garage and access to

Dining Area

12' 1" x 8' 10" (3.7m x 2.7m) With double glazed bi-fold door leading to patio, tiled flooring, ceiling spot lights, coving to ceiling, built in cupboards and double doors to



Lounge to Front

13' 1" x 10' 2" (4m x 3.1m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, coving to ceiling and a feature brick fireplace with living flame gas fire

Landing

With an obscure double glazed window to side, ceiling light point and door to

Bedroom One to Front

13' 1" x 9' 10" (4m x 3m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and a range of fitted wardrobes

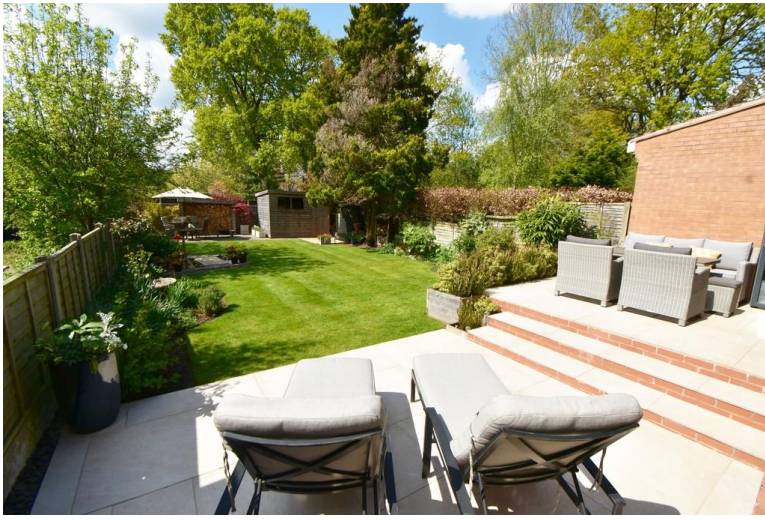
Bedroom Two to Front

13' 1" max x 11' 5" max (4m max x 3.5m max) Being L Shaped with double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

10' 2" x 9' 2" (3.1m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point and staircase rising to





Useable Loft Space

14' 5" x 13' 1" (4.4m x 4m) With two Velux roof windows, eaves storage, radiator and ceiling spot lights

Re-Fitted Family Bathroom to Rear

8' 2" max x 7' 2" (2.5m max x 2.2m) Being re-fitted with a modern white suite comprising of a freestanding bath with centralised taps, walk in shower, feature wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Landscaped Westerly Facing Rear Garden

Being mainly laid to lawn with Italian porcelain patio areas, planted shrub borders, panelled fencing to boundaries, log storage and a timber framed shed with power and lighting



Garage

15' 1" x 7' 2" (4.6m x 2.2m) Located at the side of the property with side hung metal doors for vehicular access, UPVC double glazed window to side, wall mounted gas central heating boiler, ceiling light points, space and plumbing for washing machine and courtesy door to kitchen

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. Current Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs.			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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