



smart homes

**Stroud Road**

Shirley, Solihull, B90 2JT

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- Family Bathroom

**£325,000**

EPC Rating '63'





## 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 gyms 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 with fencing and hedging to side boundaries and a UPVC double glazed door leading into

### **Entrance Hallway**

With a UPVC double glazed window to front, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and doors leading off to



### **Lounge to Front**

12' 9" x 9' 6" (3.9m x 2.9m) With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point and a feature fireplace with a living flame gas fire with marble hearth, backdrop and surround

### **Kitchen/Diner to Rear**

15' 1" max x 12' 9" max (4.6m max x 3.9m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl 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 and dishwasher, tiling to splash back areas, radiator, coving to ceiling, two ceiling light points, double glazed window to the rear aspect and a double glazed door with matching side windows leading to the rear garden



### **Landing**

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

### **Bedroom One to Front**

13' 5" x 9' 10" (4.1m x 3m) With double glazed bay window to front elevation, radiator and ceiling light point

### **Bedroom Two to Rear**

13' 1" x 9' 6" (4m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point





### Bedroom Three to Front

6' 2" x 5' 2" (1.9m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

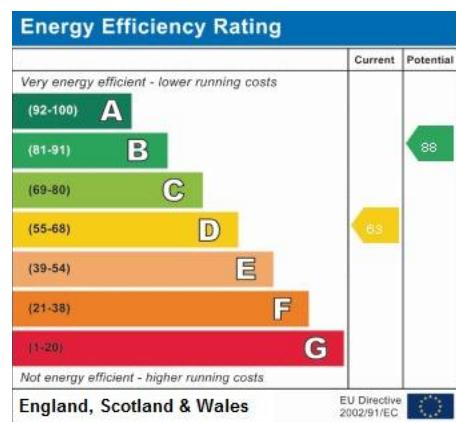
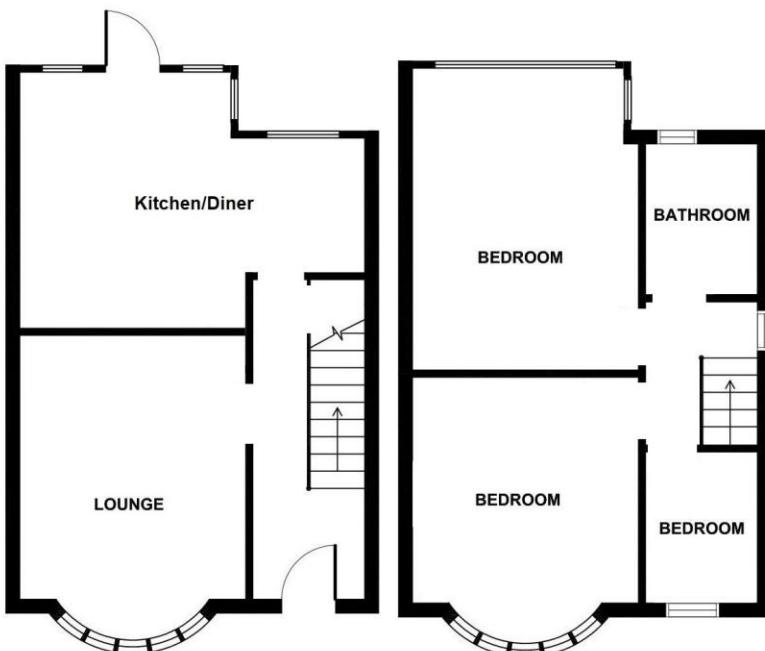
7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, laminate flooring, radiator, ceiling light point, airing cupboard housing a wall mounted gas central heating boiler and an obscure double glazed window to the rear elevation

### Rear Garden

Being mainly laid to lawn with a terrace patio area, gated side access, cold water tap, timber framed shed, hedgerow borders and panelled fencing to boundaries

### 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 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