



smarthomes

Antony Road

Shirley, Solihull, B90 2NX

- An Extended Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- West Facing Rear Garden
- No Upward Chain

Offers Over

£355,000

EPC Rating '61'





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 lawned fore garden and block paved driveway providing off road parking extending to gated side access to rear garden, garage doors and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring and wooden door with obscured and coloured glazed insert leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, door to cloaks cupboard and doors leading off to



Dining Room to Front

12' 5" x 9' 10" (3.8m x 3.0m) With double glazed bay window to front, radiator and ceiling light point

Extended Lounge to Rear

15' 8" x 9' 10" (4.8m x 3.0m) With double glazed French doors leading out to the West facing rear garden, coving to ceiling, ceiling light point, radiator and brick fireplace with timber plinth and provision for log burner



Extended Kitchen to Rear

12' 9" x 7' 10" (3.9m x 2.4m) Being fitted with a range of wall, drawer and base units incorporating wine racks, complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with extractor canopy over, inset eye-level double oven and grill, space and plumbing for washing machine, dishwasher and tumble dryer, space for fridge, ceiling light points, radiator, two double glazed windows to rear and UPVC double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point and doors leading off to

Bedroom One to Front

12' 5" x 10' 2" (3.8m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

11' 1" x 10' 2" (3.4m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 2" x 5' 10" (2.2m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, ladder style radiator, spot lights to ceiling and cupboard housing Glow Worm boiler



West Facing Rear Garden

Being mainly laid to lawn with block paved paved patio, fencing to boundaries, gated side access to driveway and paved pathway to rear patio and timber shed

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.

