



smarthomes

## Blackford Road

Shirley, Solihull, B90 4BT

- An Extended Semi Detached Home
- Set On A Generous Plot With Beautiful Rear Garden
- Superb Potential To Extend Further Subject To Planning Permission
- Three Double Bedrooms
- Three Reception Rooms & Breakfast Kitchen
- No Upward Chain

**Offers Over**

**£425,000**

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 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 tarmacadam driveway providing off road parking extending to gated side access, up and over garage door and UPVC double glazed door leading into

#### **Enclosed Porch**

With double glazed windows, tiled flooring, ceiling light point and obscure glazed door leading through to

#### **Entrance Hallway**

With radiator, stairs leading to the first floor accommodation, useful storage cupboard, coving to ceiling, ceiling light point and doors leading off to



#### **Lounge to Front**

15' 8" x 10' 9" (4.8m x 3.3m) With double glazed window to front elevation, radiator, coving to ceiling, two ceiling light points, gas fireplace and archway leading through to

#### **Sitting Room to Rear**

10' 9" x 8' 10" (3.3m x 2.7m) With double glazed window to rear and double glazed door leading out to the beautiful rear garden, ceiling light point, coving to ceiling and radiator

#### **Dining Room to Front**

14' 9" x 7' 10" (4.5m x 2.4m) With double glazed window to front elevation, radiator, coving to ceiling and wall lighting



#### **Breakfast Kitchen to Rear**

9' 2" x 9' 2" (2.8m x 2.8m) Being fitted with a range of wall, drawer and base units, complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven and grill, breakfast bar seating area, integrated dishwasher, pantry, double glazed window to rear elevation, radiator, tiled flooring, wall mounted Potterton boiler, spot lights to ceiling and part glazed door leading through to

#### **Utility**

9' 2" x 7' 10" (2.8m x 2.4m) With double glazed window to rear, glazed door to inner lobby and guest WC, sink and drainer unit with cupboards beneath, space and plumbing for washing machine, ceiling light point and door to garage

#### **Guest WC**

With obscure double glazed window to rear, low flush WC and ceiling light point







## Accommodation on the First Floor

### Landing

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

### Bedroom One to Front

13' 9" x 8' 10" up to wardrobes (4.2m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted wardrobes

### Bedroom Two to Rear

9' 6" x 10' 9" (2.9m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point and built-in cupboards with vanity area

### Bedroom Three to Front

9' 2" x 13' 1" with some restricted head height (2.8m x 4.0m) With double glazed window to front elevation, radiator and ceiling light point

### Separate WC

With obscure double glazed window to side, low flush WC, complementary tiling to half height and ceiling light point

### Family Bathroom to Rear

9' 2" x 5' 10" (2.8m x 1.8m) Being fitted with a white suite comprising panelled bath with electric shower over and vanity wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator, shaver socket, useful airing cupboard and ceiling light point

## Delightful Good Size Rear Garden

Being mainly laid to lawn with crazy paved patio, cold water tap, security lighting, a range of mature shrubs, bushes and trees and pathway to rear

## Garage/Workshop

23' 3" x 13' 5" (7.1m x 4.1m) With electric roller shutter garage door to driveway, ceiling light point and UPVC obscure double glazed door to rear garden

## 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



Total area: approx. 155.8 sq. metres (1676.6 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-40) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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