



smarthomes

Moreton Road

Shirley, Solihull, B90 3ED

- A Three Bedroom Semi Detached Home
- Two Reception Rooms
- Off Road Parking & Garage to Rear
- Southerly Facing Rear Garden
- Potential To Extend Subject to Planning Permission
- No Upward Chain

Offers Over £320,000

EPC Rating - D

Current Council Tax Band - C





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 with shrub borders and paved pathway extending to gated side access to rear garden and UPVC double glazed door leading into

Enclosed Porch

With obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, decorative wall panelling, stairs leading to the first floor accommodation and doors leading off to



Reception Room One to Front

14' 6" max x 10' 11" max (4.42m x 3.33m) With double glazed window to front elevation, ceiling light point, radiator, coving to ceiling, feature electric fireplace and laminate flooring

Reception Room Two to Rear

12' 2" x 9' 11" (3.71m x 3.02m) With double glazed sliding patio doors leading out to the Southerly facing rear garden, ceiling light point, coving to ceiling and radiator



Kitchen to Rear

9' 1" x 6' 5" (2.77m x 1.96m) Being fitted with a range of wall and base units, complementary 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, space and plumbing for washing machine, double glazed window to rear elevation, double glazed door leading out to the rear garden and ceiling light point

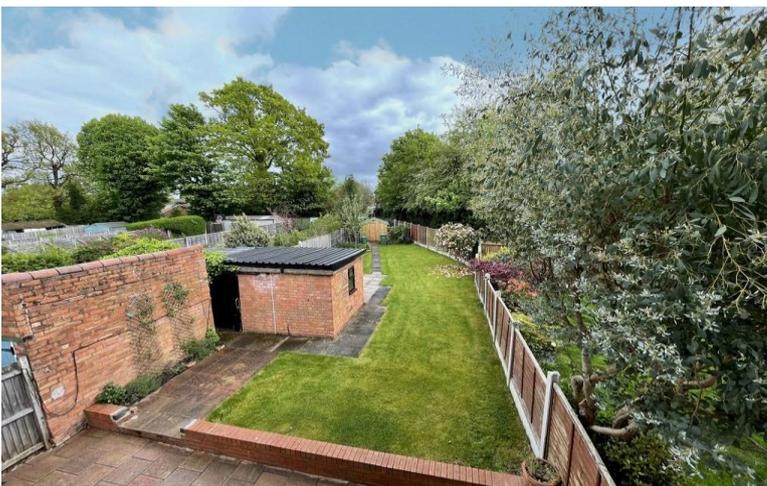
Accommodation on the First Floor

Landing

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

Bedroom One to Front

11' 9" x 10' 2" (3.58m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Two to Rear

12' 4" x 11' 0" (3.76m x 3.35m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' 7" x 6' 5" (2.62m x 1.96m) With double glazed window to front elevation, radiator and ceiling light point

Family Shower Room to Rear

Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, vanity wash basin with cupboards beneath and WC with enclosed cistern, obscure double glazed window to rear, tiling to walls, laminate flooring and radiator

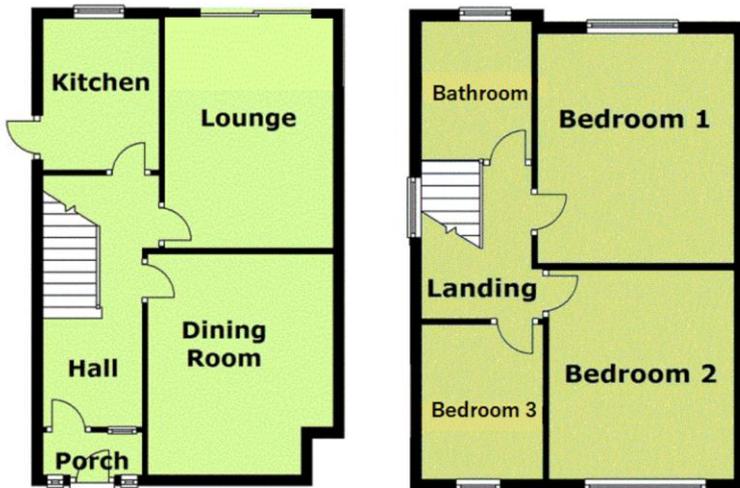


Good Size Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, wall and fencing to boundaries, paved pathway, further paved patio, large brick built store and gated rear access leading to garage and off road parking

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
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 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