



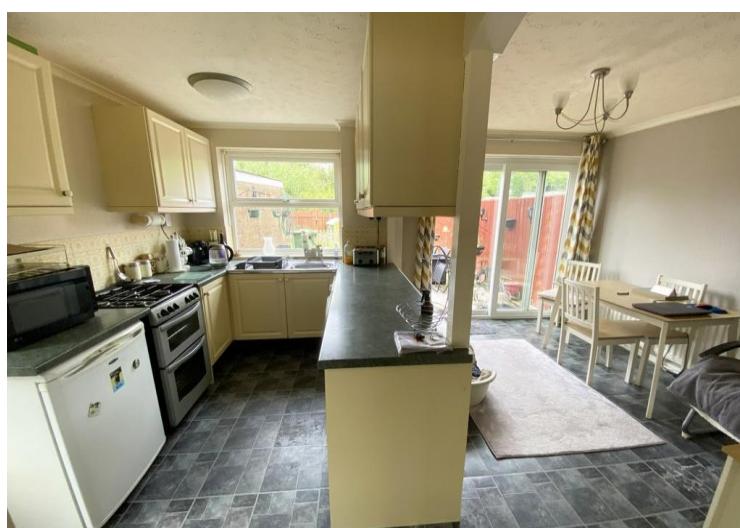
Snowford Close

Shirley, Solihull, B90 1DA

- A Pleasant Semi-Detached Property
- Three Bedrooms
- Pleasant West Facing Garden
- Superb Potential for Extension Subject to Planning Permission

Offers Over £315,000

EPC Rating 'TBC'





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 lawned fore garden with a tarmacadam driveway providing off road parking and leading to a further parking area with garage access. A UPVC double glazed front door leads into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Lounge to Front

15' 6" x 12' 5" (4.72m x 3.78m) With UPVC double glazed window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point and door to

Breakfast Kitchen to Rear

15' 7" x 10' 0" (4.75m x 3.05m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding cooker, under stairs storage cupboard, tiling to splash back areas, radiator, ceiling light points, UPVC double glazed sliding patio doors to rear garden, glazed door to side and a double glazed window to the rear aspect

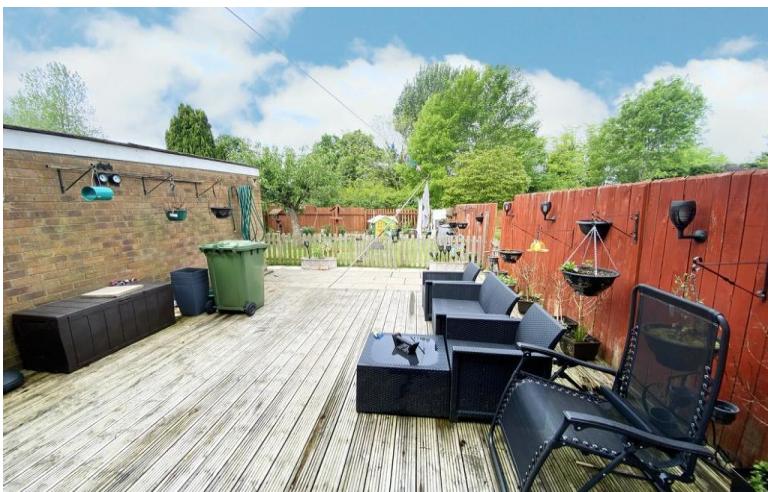


Landing

With a double glazed window to side, ceiling light point, airing cupboard and door to

Bedroom One to Rear

11' x 8' 2" (3.35m x 2.49m) With double glazed window to rear elevation, radiator, double fitted wardrobe and ceiling light point



Bedroom Two to Front

12' 9" x 8' 4" (3.89m x 2.54m) With double glazed window to front elevation, double fitted wardrobe with top box, radiator and ceiling light point

Bedroom Three to Front

10' 4" max x 6' 5" max (3.15m max x 1.96m max) With double glazed window to front elevation, radiator and ceiling light point



Family Bathroom to Rear

Being fitted with a suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



West Facing Rear Garden

Being mainly laid to lawn with decked and paved patios, panelled fencing to boundaries and access to

Detached Garage

18' 10" x 8' 7" (5.74m x 2.62m) Located at the side of the property with an up and over door for vehicular access

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

