



## 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 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 a tarmac 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

