



smarthomes

Bellamy Close

Shirley, Solihull, B90 3DJ

- A Recently Constructed Detached Property
- Three Bedrooms & Study
- Open Plan Lounge/Kitchen/Diner with Bi-Fold Doors
- En-Suite Shower Room

£415,000

EPC Rating - 84

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.



A beautifully presented and recently constructed detached dormer bungalow situated in a discreet cul-de-sac location and benefiting from no upward chain and the remainder of a 10 year Build Zone warranty. Offering accommodation comprising an open plan lounge/kitchen/diner with bi-fold doors, further reception room, ground floor bedroom with en-suite shower room, guest W.C, two first floor bedrooms, first floor family bathroom, landscaped South/Easterly facing rear garden and driveway parking

The property is set back behind a block edged tarmac driveway providing off road parking with exterior lighting and a canopy porch with composite front door leading into



Impressive Entrance Hallway

With LVT flooring with under floor heating, ceiling spot lights, feature Oak staircase leading to the first floor accommodation and Oak double doors leading off to

Open Plan Lounge/Kitchen/Diner to Rear

27' 4" x 12' 5" (8.33m x 3.78m) Being fitted with a modern range of wall, base and drawer units with a Quartz work surface over incorporating an inset 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over. Eye level oven and grill, integrated fridge/freezer, integrated washing machine and integrated dishwasher. Central island with breakfast bar, ceiling spot lights, LVT flooring with under floor heating, a double glazed window to the rear aspect and powder coated double glazed bi-fold doors to rear garden



Reception Room to Front

11' 5" x 6' 2" min (3.48m x 1.88m min) With double glazed window to front elevation, ceiling spot lights and LVT flooring with under floor heating

Bedroom One to Front

11' 3" x 10' 11" (3.43m x 3.33m) With double glazed window to front elevation, ceiling spot lights, LVT flooring with under floor heating and Oak door to

En-Suite Shower Room to Side

Being fitted with a modern white suite comprising of a shower enclosure with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Feature heated towel rail, tiling to splash prone areas, LVT flooring with under floor heating, ceiling spot lights and an obscure double glazed window to the side elevation



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas, LVT flooring with under floor heating and ceiling light point



Landing

With a Velux roof window to front, ceiling spot lights, access to loft space and Oak door leading to

Dual Aspect Bedroom Two

17' 3" max x 11' 7" max (5.26m max x 3.53m max) With some restricted head height, Velux roof windows to front and rear, eaves storage, two radiators and ceiling spot lights

Bedroom Three to Rear

16' 3" max x 11' 3" max (4.95m max x 3.43m max) With some restricted head height, Velux roof window to rear, eaves storage, radiator and ceiling spot lights



Family Bathroom to Rear

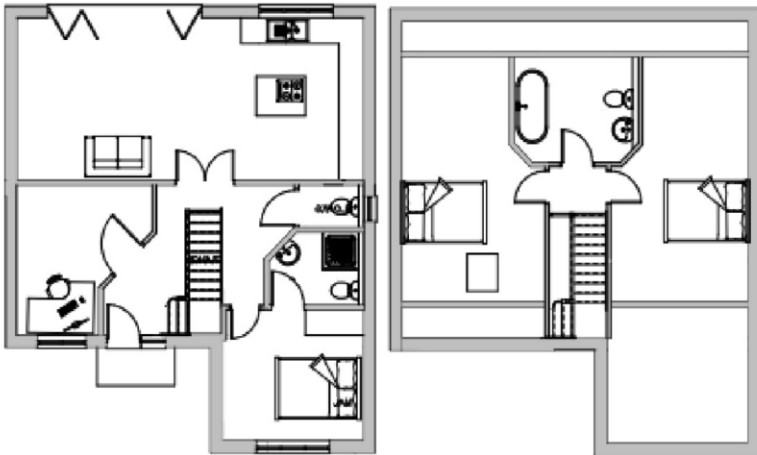
Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and a Velux roof window to the rear elevation

Landscaped South/Easterly Facing Rear Garden

Being mainly laid to lawn with paved patio area, gated side access, external lighting and panelled fencing to boundaries

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		84
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.