



smarthomes

Solihull Road

Shirley, Solihull, B90 3HQ

- A Charming Victorian Mid-Terrace Property
- Two Good Size Bedrooms
- Two Reception Rooms
- No Upward Chain
- Substantial Southerly Facing Rear Garden

£345,000

EPC Rating - 55

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 block paved driveway providing off road parking with shrub borders and a hardwood front door leading into

Porch

With a tiled floor and obscure double glazed door to

Entrance Hallway

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



Reception Room One to Front

11' 2" x 11' 1" (3.4m x 3.38m) With a double glazed bay window to front elevation, wall mounted radiator, ceiling light point and feature fireplace with electric fire, marble hearth and backdrop and wooded mantle

Reception Room Two to Rear

12' 2" x 11' 6" (3.71m x 3.51m) With double glazed French doors leading to rear garden, wall mounted radiator, ceiling light point, a feature brick fireplace housing an electric fire with quarry tiled hearth and door to



Fitted Kitchen

16' 4" x 6' 9" (4.98m x 2.06m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit, further incorporating a 4 ring gas hob with extractor hood over. Built in oven and grill, wall mounted gas central heating boiler, tiling to full height and floor, ceiling light point, double glazed door and window to the side aspect and archway to

Utility

6' 3" x 5' 2" (1.91m x 1.57m) Fitted with base units with a work surface over, space and plumbing for washing machine and tumble dryer, double glazed windows to side and rear, tiling to full height, ceiling light point and door to



Guest W.C

Being fitted with a low flush WC, obscure double glazed window to rear and a ceiling light point

Landing

With a wall light point, radiator, access to boarded loft space via a drop down ladder, over stairs storage cupboard and door to



Bedroom One to Front

13' 6" x 11' max (4.11m x 3.35m max) With two double glazed windows to front elevation, radiator, ceiling light point, wall to wall fitted wardrobes, a further fitted wardrobe and fitted vanity table and drawers

Bedroom Two to Rear

12' 3" x 10' 8" (3.73m x 3.25m) With double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes, over bed storage, matching bedside cabinets and display shelving



Bathroom to Rear

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

Extensive Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio area, mature hedging to boundaries, timber storage shed and gated side 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. Current council tax band – C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(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 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