



smarthomes

Bronte Close

Shirley, Solihull, B90 3DR

- A Well Maintained Semi-Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Modern Kitchen

Offers Over £300,000

EPC Rating 48

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 paved driveway providing off road parking with a laid law area to side and a hardwood front door leading into

Entrance Hallway

With a wall light point, double glazed window to side, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and doors leading off to

Through Lounge/Diner



Lounge Area to Front

11' 2" x 10' 8" (3.4m x 3.25m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, feature fire surround housing a gas fire with tiled hearth and access to

Dining Area to Rear

10' 6" x 8' 10" (3.2m x 2.69m) With double glazed French doors leading to rear garden, wall mounted radiator and ceiling light point



Modern Fitted Kitchen

10' 9" x 8' 1" (3.28m x 2.46m) Being fitted with a modern range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for gas cooker with extractor hood over, space and plumbing for washing machine and dishwasher, tiling to splash back areas, walk in pantry, ceiling spot lights, a double glazed window to the side aspect and double glazed door and window to rear

Landing

With a double glazed window to side, access to loft space, wall light point and door to



Bedroom One to Front

12' 4" x 11' 2" (3.76m x 3.4m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 1" x 10' 7" (3.38m x 3.23m) With double glazed window to rear elevation, radiator, built in storage cupboard and ceiling light point



Bedroom Three to Side

9' 5" x 6' 2" (2.87m x 1.88m) With double glazed window to side elevation, radiator and ceiling light point

Family Bathroom to Side

Being fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation



Private Rear Garden

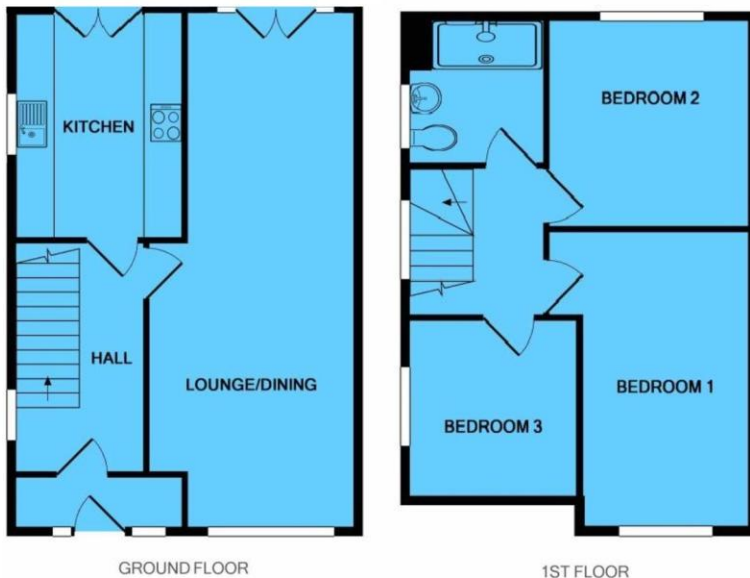
Being mainly laid to lawn with paved patio, fencing and hedging to boundaries and access to

Garage

With side hung doors for vehicular access and a window to side

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. 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		79
(55-68) D		
(39-54) E	48	
(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.