



Binton Road

Shirley, Solihull, B90 2QH

- A Beautifully Presented Semi Detached Family Home
- Three Double Bedrooms
- Lounge & Conservatory
- Four Piece Family Bathroom
- Guest WC, Utility & Out-House With Office Space
- Large Southerly Facing Rear Garden

Offers Over £450,000

EPC Rating 56

Current Council Tax Band D





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 extending to garage doors, door to side access and UPVC double glazed double doors leading into



Enclosed Porch

With double glazed windows, tiled flooring, lighting, power points and composite door leading through to

Entrance Hallway

With ceiling light point, polished porcelain tiling to floor, radiator, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With obscure double glazed window to front, WC with enclosed cistern, feature vanity sink, storage cupboards, ceiling light point, polished porcelain tiling to floor and ladder style radiator

Lounge

18' 8" x 12' 1" (5.7m x 3.7m) With double glazed bay window to front elevation, double glazed French doors leading into conservatory, two ceiling light points, radiator and feature inset gas fire

Kitchen to Rear

10' 9" x 9' 6" (3.3m x 2.9m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for large range style cooker with extractor canopy over, space and plumbing for dishwasher, space for fridge, under-cupboard lighting, cupboard housing Worcester Bosch boiler, slate effect tiling to floor, vertical radiator, spot lights to ceiling, double glazed window to rear, double glazed door to side passage and out-house and opening through to



Utility Room

5' 2" x 5' 6" (1.6m x 1.7m) With wall units, laminate work surface, space and plumbing for washing machine and tumble dryer, space for freezer, tiling to splashback areas, slate effect tiling to floor and ceiling light point



Conservatory

13' 1" x 10' 2" (4.0m x 3.1m) With UPVC double glazed windows and roof, laminate flooring, radiator, power points and French doors leading out to the Southerly facing rear garden

Out-House

With obscure double glazed door to driveway, door to garage and office space to rear with double glazed window to rear, ceiling light point and obscure double glazed door to garden

Accommodation on the First Floor

Landing

With feature glazed banister, obscure double glazed window to front, radiator, loft access, ceiling light point and doors leading off to

Bedroom One to Rear

11' 5" x 9' 10" (3.5m x 3.0m) With two double glazed windows to rear elevation, radiator, ceiling light point and fitted wardrobes with mirrored sliding doors





Bedroom Two to Rear

10' 9" x 10' 2" (3.3m x 3.1m) With two double glazed windows to rear elevation, laminate flooring, radiator, spot lights to ceiling and feature LED lighting

Bedroom Three to Front

8' 2" x 7' 2" (2.5m x 2.2m) With double glazed window to front elevation, radiator, laminate flooring, spot lights to ceiling and feature LED lighting

Four Piece Family Bathroom to Front

12' 1" x 5' 2" (3.7m x 1.6m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, pedestal wash hand basin and double shower cubicle with thermostatic shower, obscure double glazed window to front, tiling to walls and floor, ladder style radiator, spot lights to ceiling and extractor



Large Southerly Facing Rear Garden

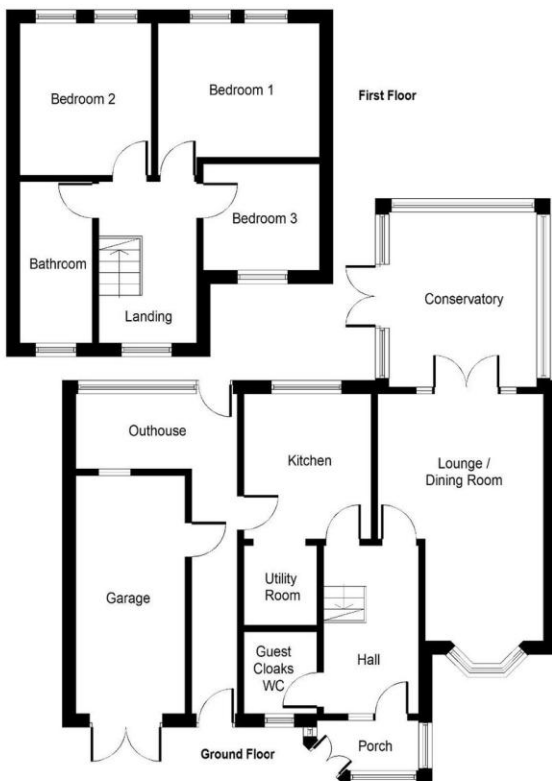
Being approximately 100ft in length and mainly laid to lawn with paved patio, fencing to boundaries, an abundance of mature shrubs and bushes and security lighting

Garage

20' 0" x 7' 6" (6.1m x 2.3m) With double wooden garage doors to driveway, ceiling light point and electric power points

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 - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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 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.