



smarthomes

## Union Road

Shirley, Solihull, B90 3DQ

- An Extended Edwardian Family Home
- Four Bedrooms
- Three Reception Room
- Extended Breakfast Kitchen
- First Floor Family Bathroom & Ground Floor Guest Bathroom
- Large South Facing Rear Garden

**Offers Over £400,000**

EPC Rating 59

Current Council Tax Band B





## 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 spoiled 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 tarmac driveway providing off road parking extending to gated side access and feature canopy porch with wall mounted lighting and part glazed front door leading through to



#### Enclosed Porch

With lighting and wooden door leading through to

#### Entrance Hallway

With ceiling light points, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

#### Reception Room One to Front

15' 8" into bay x 13' 1" (4.8m x 4.0m) With double glazed bay window to front elevation, ceiling light point with decorative rose, wall lighting, two radiators, coving to ceiling and feature fireplace with log burning stove, slate hearth and wooden mantle



#### Reception Room Two

13' 1" x 10' 5" (4.0m x 3.2m) With double glazed door leading out to the South facing rear garden, ceiling light point and wall mounted electric fire

#### Extended Breakfast Kitchen

20' 0" x 8' 2" (6.1m x 2.5m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces and matching upstands, ceramic sink and drainer unit with mixer tap, four ring gas hob with glazed splashback and extractor canopy over, inset eye-level oven and grill, integrated dishwasher, washing machine and fridge freezer, under-cupboard lighting, cupboard housing Ideal boiler, radiator, spot lights to ceiling, double glazed windows to side, obscure double glazed door to side and door leading through to



#### Inner Lobby

With ceiling light point and doors leading off to

#### Ground Floor Guest Bathroom

6' 10" x 5' 10" (2.1m x 1.8m) Being fitted with a three piece suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to walls, radiator and ceiling light point

#### Reception Room Three to Rear

10' 5" x 9' 10" (3.2m x 3.0m) A versatile room with double glazed sliding patio door leading out to the South facing rear garden, double glazed window to side, radiator, coving to ceiling and ceiling light point



#### Accommodation on the First Floor

##### Landing

With ceiling light point, loft access and doors leading off to

##### Bedroom One to Rear

13' 1" x 10' 9" (4.0m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point



**Bedroom Two to Front**

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed window to front elevation, radiator and ceiling light point

**Bedroom Three to Front**

13' 1" max x 9' 6" (4.0m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

**Bedroom Four to Rear**

8' 2" x 5' 6" (2.5m x 1.7m) With double glazed window to rear elevation, radiator and ceiling light point

**Family Bathroom**

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and vanity wash hand basin, obscure double glazed window to side, tiling to walls and floor, ladder style radiator and spot lights to ceiling

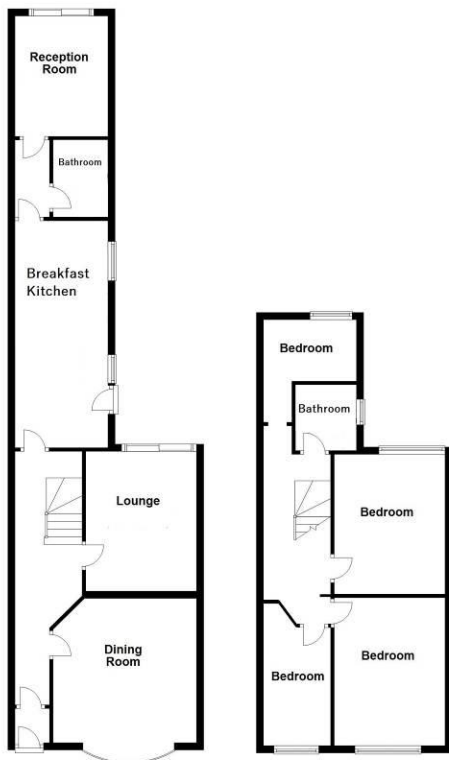


**Large South Facing Rear Garden**

Being mainly laid to lawn with paved patio, fencing to boundaries, a variety of bushes, mature trees and fruit trees, security lighting, metal door to concrete storage building, two timber sheds and gated side access to driveway.

**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 - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.