



smarthomes

Wiseacre Croft

Shirley, Solihull, B90 1BD

- A Beautifully Presented Semi Detached Family Home
- Three Bedrooms
- Attractive Lounge & Dining Kitchen
- Delightful Rear Garden With Garage To Rear

£300,000

EPC Rating 66

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 block paved driveway providing off road parking extending to feature storm porch with lighting and obscure glazed front door leading through to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With low flush WC, pedestal wash hand basin, tiled flooring, panelling to half height, radiator, extractor and ceiling light point

Lounge to Front

13' 9" into bay x 9' 10" (4.2m x 3.0m) With double glazed bay window to front elevation with American style shutters, radiator, ceiling light point and laminate flooring



Dining Kitchen to Rear

18' 8" x 10' 2" into bay (5.7m x 3.1m) Being fitted with a range of wall and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, contemporary Metro style tiling to splashback areas, four ring gas hob with feature extractor over, inset electric oven and grill, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, radiator, ceiling light points, useful under-stairs storage cupboard, tiled flooring, double glazed window to rear and double glazed bay incorporating French doors leading out to the delightful rear garden



Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

12' 1" into bay x 8' 6" (3.7m x 2.6m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Two to Rear

12' 1" into bay x 9' 2" into wardrobe (3.7m x 2.8m)
With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

6' 6" x 6' 10" (2.0m x 2.1m) With double glazed window to front elevation, radiator, ceiling light point and useful storage cupboard

Family Bathroom to Rear

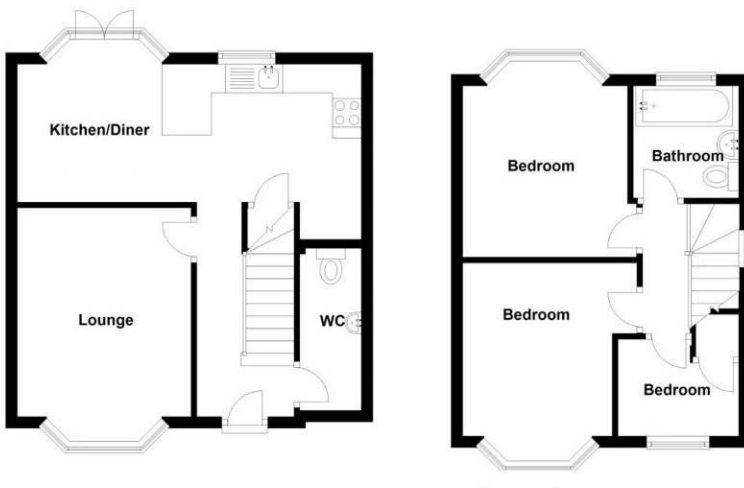
6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas and floor, ladder style radiator and ceiling light point

Delightful Rear Garden

Being mainly laid to lawn with paved patio, external power points, a variety of mature shrubs and bushes, bark chipping shrubbery borders, outside tap, fencing to boundaries, further paved terrace to rear providing seating area, vegetable garden and access to garage being serviced via rear access road

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		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC