



smarthomes

## Thornyfield Road

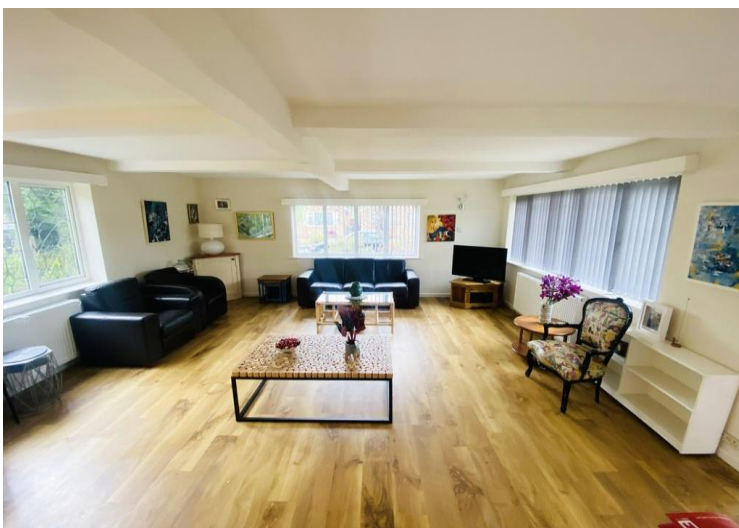
Shirley, Solihull, B90 3HP

- A Beautifully Presented and Extended Detached Bungalow
- Two Double Bedrooms
- Large Re-Fitted Kitchen/Diner/Family Room
- Re-Fitted Family Bathroom

**Offers in Excess of  
£450,000**

EPC Rating - 56

Current Council Tax Band - E





## Property Description

A beautifully presented extended detached bungalow situated in a most sought after location and being sold with the benefit of no upward chain. Situated on a corner plot, the accommodation comprises a spacious lounge, large re-fitted kitchen/diner/family room, conservatory, utility room, two double bedrooms, re-fitted family bathroom, garage store, driveway parking and mature gardens

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 lawned fore garden with a tarmac driveway providing off road parking, further paved driveway, planted shrub borders and a paved pathway extending to UPVC double glazed door leading into



### **Porch**

With tiled flooring and further obscure glazed door leading to

### **Entrance Hallway**

With wall light points, radiator, access to loft space and doors leading off to

### **Large Re-Fitted Kitchen/Diner/Family Room**

28' 0" x 15' 0" max (8.53m x 4.57m max) Being re-fitted with a range of Shaker style wall, base and drawer units with a Quartz work surface with an inset 1 1/2 bowl sink with mixer tap over and incorporating a ceramic hob with extractor hood over. Eye level oven and grill, integrated fridge, integrated slimline dishwasher and integrated microwave. Walk in pantry, Karndean flooring, two wall mounted radiators, art deco tiled fire surround with gas fire, ceiling spot lights and light points, UPVC double glazed windows to the side and rear aspects, a UPVC double glazed door and aluminium framed double glazed sliding patio door leading into conservatory and opening into



### **Spacious Triple Aspect Lounge**

18' 2" x 16' 10" (5.54m x 5.13m) With UPVC double glazed windows to front, side and rear elevations, two wall mounted radiators, Karndean flooring, wall light points and door to a UPVC lobby area



### **Conservatory**

33' 0" x 7' 7" (10.06m x 2.31m) With a polycarbonate roof, radiator, double glazed windows, double glazed French doors leading out to the rear garden, door to covered side passage and door to

### **Utility Room**

10' 0" x 8' 5" (3.05m x 2.57m) With space and plumbing for washing machine, window to side, wash hand basin, stripped timber effect flooring and door to garage



**Bedroom One to Front**

12' 8" x 10' 8" (3.86m x 3.25m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes, top boxes and drawers

**Bedroom Two to Front**

12' 11" x 11' 2" (3.94m x 3.4m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes and top boxes

**Re-Fitted Family Bathroom**

Being re-fitted with a modern white suite comprising of a corner shower enclosure with overhead monsoon soaker, panelled bath with mixer taps, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights, airing cupboard and an obscure double glazed window to the side elevation

**Rear Garden**

With laid lawn, paved patio area and well stocked shrub borders

**Garage Store**

10' 6" x 7' 9" (3.2m x 2.36m) Located at the side of the property with an up and over door to property frontage, ceiling light point and courtesy door to utility



**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 – E



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>	55	
(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	

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. 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.