



Arnold Road

Shirley, Solihull, B90 3JS

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Open Plan Lounge & Breakfast Kitchen
- Four Piece Family Bathroom
- Pleasant Rear Garden With Summer House/Home Office

Offers Over £425,000

EPC Rating 61

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 up and over garage door, exterior lighting and composite door with obscure double glazed inserts leading into



Enclosed Porch

With tiled flooring, lighting and UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, dado rail, stairs leading to the first floor accommodation, door to garage and door leading into

Open Plan Lounge

28' 10" x 9' 6" (8.8m x 2.9m) With laminate flooring, double glazed bay window to front elevation with American style shutters, two radiators, ceiling light points and opening into



Breakfast Kitchen to Rear

11' 5" x 10' 5" (3.5m x 3.2m) Being fitted with a range of base and drawer units with complementary wood effect work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring gas hob with feature splashback and extractor canopy over, inset electric oven, breakfast bar seating area, integrated dishwasher and fridge, laminate flooring, useful storage cupboards, ceiling light points, double glazed window to rear and double glazed sliding patio door leading into

Conservatory

16' 8" x 10' 2" (5.1m x 3.1m) With double glazed windows, polycarbonate roof, ceiling light with fan, laminate flooring, power points, radiator and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

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

Bedroom One to Front

15' 8" into bay x 8' 2" (4.8m x 2.5m) With wall lighting, double glazed bay window to front elevation with American style shutters, radiator and fitted wardrobes with mirrored sliding doors

Bedroom Two to Rear

12' 1" x 7' 10" up to wardrobes (3.7m x 2.4m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling and fitted wardrobes with mirrored sliding doors

Bedroom Three to Front

9' 10" x 8' 2" (3.0m x 2.5m) With two double glazed windows to front elevation, radiator, built-in cupboard and ceiling light point





Four Piece Family Bathroom to Rear

8' 6" x 8' 10" (2.6m x 2.7m) Being fitted with a four piece white suite comprising; freestanding bath with centralised telephone effect mixer tap with shower attachment, low flush WC, vanity wash hand basin and walk-in double shower enclosure with thermostatic rainfall shower and feature tiling, obscure double glazed windows to side and rear, feature radiator, laminate flooring and spot lights to ceiling

Garage

15' 8" x 7' 2" (4.8m x 2.2m) With electric roller shutter garage door to driveway, ceiling light point and access to side passage

Side Passage/Utility Area

With wall and base units, laminate work surface, sink and drainer unit, space for fridge and freezer, space and plumbing for washing machine and tumble dryer and UPVC double glazed door leading out to the rear garden

Guest WC

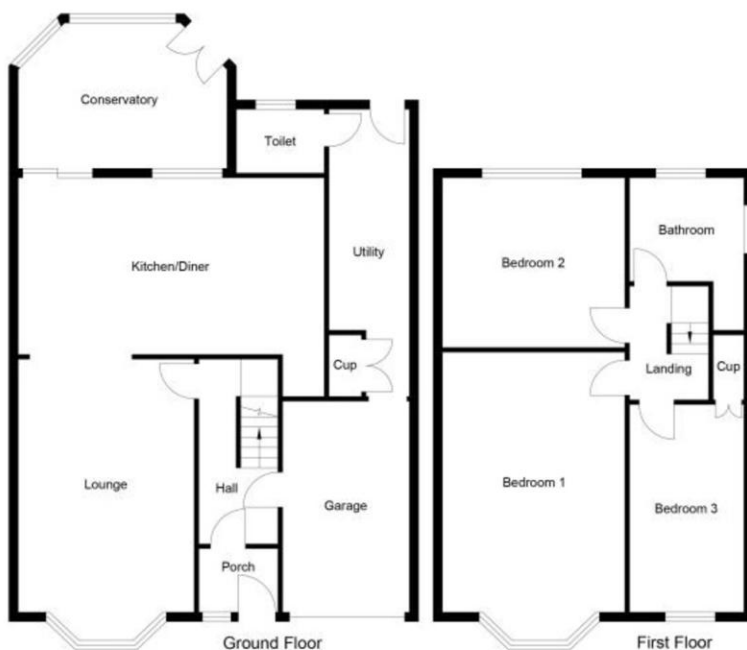
With low flush WC, obscure double glazed window to rear, ceiling light point and wall mounted Baxi boiler

Pleasant Rear Garden

Being mainly laid to lawn with Indian slate paved patio, fencing to boundaries, mature shrub borders, exterior lighting, outside tap and timber decked area with summer house/home office and storage

Timber Summer House/Home Office & Storage

17' 0" x 12' 1" (5.2m x 3.7m) With double glazed windows, double doors to rear garden, power points, ceiling light points and separate storage 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 – D. **Agents Note:** The vendor of this property is a family member of an employee of Smart Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	81	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC