



smarthomes

Bills Lane

Shirley, Solihull, B90 2NP

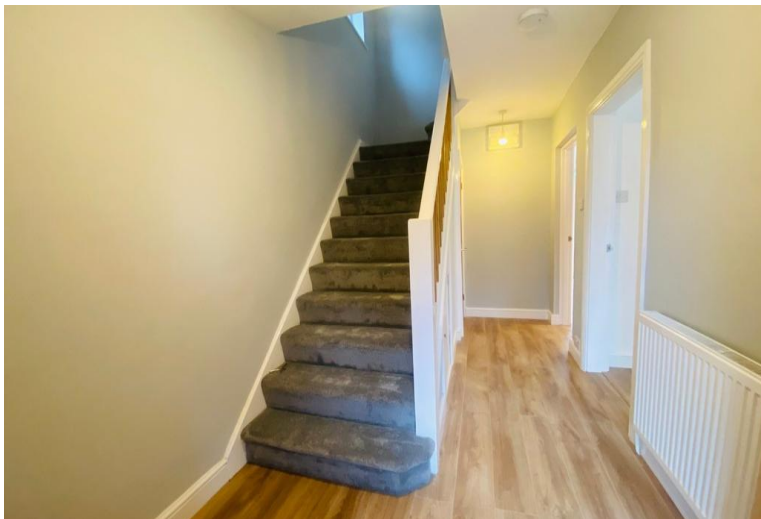
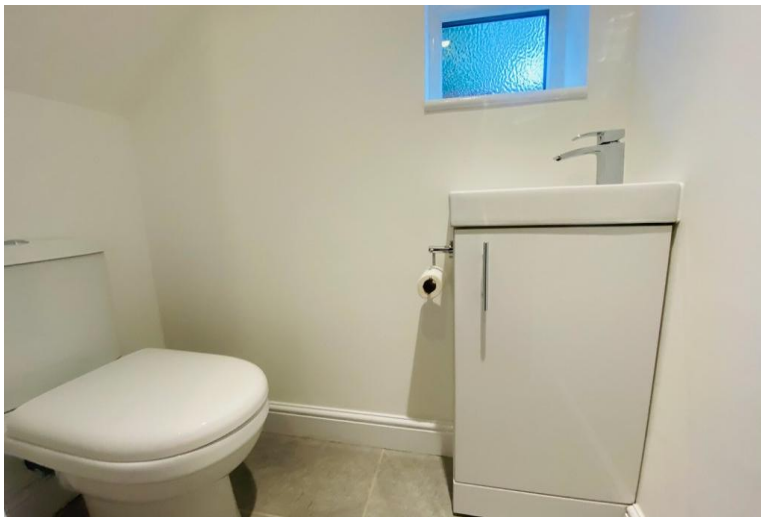
- A Recently Refurbished Semi Detached Property
- Three Bedrooms
- Open Plan Family Kitchen
- Four Piece Family Bathroom

£400,000

EPC Rating 60

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 storm porch with porcelain tiling and oak door with frosted glazed insert leading through to

Entrance Hallway

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



Guest WC

With low flush WC, vanity sink, ceiling light point, obscure double glazed window and ceramic tiling to floor

Lounge to Front

11' 6" x 10' 5" (3.51m x 3.18m) With double glazed bay window to front elevation, stripped timber effect flooring, radiator, coving to ceiling and ceiling light point



Open Plan Family Kitchen to Rear

17' 0" x 13' 11" (5.18m x 4.24m) Being fitted with a range of contemporary handle-less wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap, four ring hob with extractor canopy over, inset electric oven, integrated washing machine and dishwasher, under-cupboard lighting, radiator, spot lights to ceiling, stripped timber effect flooring, double glazed window to rear and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

With double glazed window to side elevation, ceiling light point and tongue and groove effect doors leading off to



Bedroom One to Front

13' 9" x 10' 6" (4.19m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

11' 6" x 10' 1" (3.51m x 3.07m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

Being re-fitted with a modern four piece white suite comprising; panelled bath, low flush WC, vanity wash hand basin and double walk-in shower with overhead rainfall shower and additional hand-held shower attachment, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator and spot lights to ceiling

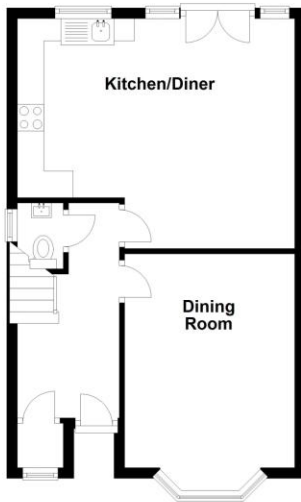
Landscaped Rear Garden

Being mainly laid to lawn with porcelain paved patio, fencing to boundaries, mature trees and side access

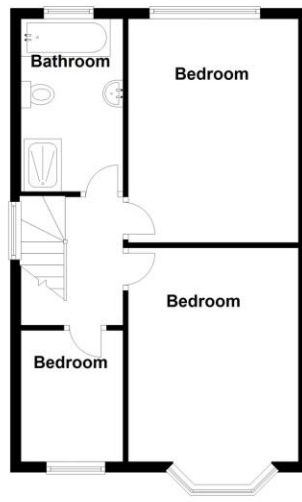
Tenure

We are advised by the vendor that the property is freehold, but are awaiting EU Directive 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 – D.

Ground Floor
Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor
Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(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 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.