



smarthomes

Grenville Road

Shirley, Solihull, B90 2DE

- A Semi-Detached Family Home
- Three Bedrooms
- Modern Kitchen
- No Upward Chain

Offers Over £270,000

EPC Rating - 62

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 gravel driveway providing off road parking extending to a hardwood door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, solid sealed Oak wooden flooring and door leading off to



Lounge to Front

14' x 11' 9" (4.27m x 3.58m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, solid sealed Oak wooden flooring and door to



Modern Kitchen to Rear

14' 9" x 7' 11" (4.5m x 2.41m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for gas Range style cooker with extractor hood over, under stairs storage cupboard, tiling to splash back areas and floor, radiator, ceiling spot lights and a double glazed door and window to the rear aspect

Landing

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



Bedroom One to Front

11' 1" x 7' 7" (3.38m x 2.31m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

10' 11" x 8' 5" (3.33m x 2.57m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

7' 11" x 6' (2.41m x 1.83m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a coloured suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Tiling to full height, laminate flooring, ceiling light point and an obscure double glazed window to the rear elevation



Private Rear Garden

Being mainly laid to lawn with paved patio area, shrub borders, panelled fencing to boundaries, timber storage shed and summer house

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		
(81-91)	B		88
(69-80)	C		
(55-68)	D	82	
(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.