



smarthomes

## Malcolm Road

Shirley, Solihull, B90 2AH

- An Extended Semi-Detached Property
- Three Bedrooms
- Extended Lounge/Diner
- Fitted Kitchen

**£360,000**

EPC Rating - 57

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 double glazed door leading into

#### **Enclosed Porch**

With obscure glazed hardwood door leading through to

#### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation with two useful under-stairs storage cupboards, laminate flooring and doors leading off to



#### **Dining Area to Front**

10' 7" plus bay x 10' 7" (3.23m x 3.23m) With double glazed bay window to front elevation, ceiling light point and radiator

#### **Lounge to Rear**

20' 6" x 10' 2" (6.25m x 3.1m) With double glazed sliding patio doors to rear, ceiling light point, two radiators and feature fireplace with marble hearth and decorative mantle



#### **Kitchen to Rear**

8' 7" x 6' 1" (2.62m x 1.85m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, space for gas cooker, ceiling light point, double glazed window to side and part glazed hardwood door leading out to the rear garden

#### **Landing**

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



#### **Bedroom One to Front**

11' 5" max x 10' 3" max (3.48m x 3.12m) With double glazed window to front elevation, radiator and ceiling light point

#### **Bedroom Two to Rear**

13' 0" into bay x 10' 2" max (3.96m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Front

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

### Family Bathroom

Being fitted with a three piece suite comprising a corner panelled spa bath with electric shower over, low flush WC and pedestal wash hand basin. Obscure double glazed window to side, tiling to walls, radiator and ceiling light point



### Pleasant West Facing Rear Garden

Being mainly laid to lawn with large paved patio, well stocked shrub borders, timber storage shed and playhouse, gated side access and fencing to boundaries

### Garage

With garage door to front and courtesy door to rear

### Tenure

We are advised by the vendor that the property is leasehold with approx. 910 years remaining on the lease and a ground rent of approx. £3.50 per annum 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)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(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	

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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.