



smarthomes

Stroudley Road

Blythe Valley, Shirley, B90 8AQ

- A Brand New Semi-Detached Property
- Two Double Bedrooms
- Superb Open Plan Lounge/Kitchen/Diner
- Two Allocated Parking Spaces

£310,000

EPC Rating 83

Current Council Tax Band - TBC





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 shrubbed fore garden with steps rising to a canopy porch and a composite double glazed front door leading into

Superb Open Plan Lounge/Kitchen/Diner

25' 3" x 13' 5" (7.7m x 4.1m) 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, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge/freezer and washing machine, breakfast bar and stairs rising to first floor accommodation. Amtico flooring, two wall mounted radiators, ceiling light point and spot lights, a double glazed window to the front aspect, double glazed French doors to rear garden and door to



Guest W.C

Being fitted with a modern white suite comprising a low flush WC and pedestal wash hand basin. Amtico flooring, tiling to splash back areas, radiator and extractor fan

Landing

With loft access, UPVC double glazed window to side, radiator, ceiling light point and door to



Bedroom One to Rear

13' 5" x 8' 6" (4.1m x 2.6m) With two double glazed windows to rear elevation, radiator, ceiling light point and fitted wardrobes with mirror fronted doors



Bedroom Two to Front

13' 5" x 8' 6" (4.1m x 2.6m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point

Family Bathroom

6' 10" x 6' 2" (2.1m x 1.9m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, Amtico flooring and ceiling spot lights



Landscaped Rear Garden

Being mainly laid to lawn with paved patio area, walls and panelled fencing to boundaries and gated access to two rear allocated parking spaces

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 - TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.