



smarthomes

## Binley Close

Shirley, Solihull, B90 2RB

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Two Spacious Reception Rooms
- No Upward Chain

**Offers Over £350,000**

EPC Rating - 65

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 and a UPVC double glazed door leading into

#### **Porch**

With double glazed windows to front and side elevations, tiled flooring, courtesy door to garage and further glazed door to

#### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

#### **Lounge to Front**

15' 2" x 11' 8" (4.62m x 3.56m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, feature fire surround with freestanding gas fire, coving to ceiling and access to



#### **Dining Room to Rear**

15' 2" x 9' 9" (4.62m x 2.97m) With double glazed patio doors leading to rear garden, double glazed window to rear, wall mounted radiator, ceiling light point, under stairs storage cupboard, door to lobby and door to

#### **Fitted Kitchen to Rear**

12' 7" x 7' 4" (3.84m x 2.24m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding cooker with extractor hood over and space and plumbing for dishwasher, washing machine and tumble dryer. Tiling to splash back areas and floor, radiator, ceiling light point, double glazed door leading to rear garden and a double glazed window to the rear aspect



#### **Lobby**

With door to garage and door to

#### **Guest W.C**

Being fitted with a suite comprising a low flush WC and wall mounted wash hand basin. Tile effect flooring and ceiling light point



#### **Landing**

With ceiling light point, double glazed window to side, loft hatch with pull down ladder, airing cupboard housing a wall mounted gas central heating boiler and doors leading off to

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

13' 6" x 8' 6" (4.11m x 2.59m) With double glazed window to front elevation, radiator, ceiling light point and fitted furniture including chest of drawers, bedside tables and double wardrobe



**Bedroom Two to Rear**

10' 6" x 8' 5" (3.2m x 2.57m) With double glazed window to rear elevation, radiator, ceiling light point and fitted furniture including chest of drawers, dressing table and double wardrobe

**Bedroom Three to Front**

9' 8" max x 6' 4" (2.95m max x 1.93m) With double glazed window to front elevation, over stairs cupboard, radiator, ceiling light point and fitted chest of drawers

**Re-Fitted Family Shower Room to Rear**

Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation

**South/Easterly Facing Rear Garden**

Being mainly laid to lawn with paved patio areas, timber built shed and panelled fencing to boundaries

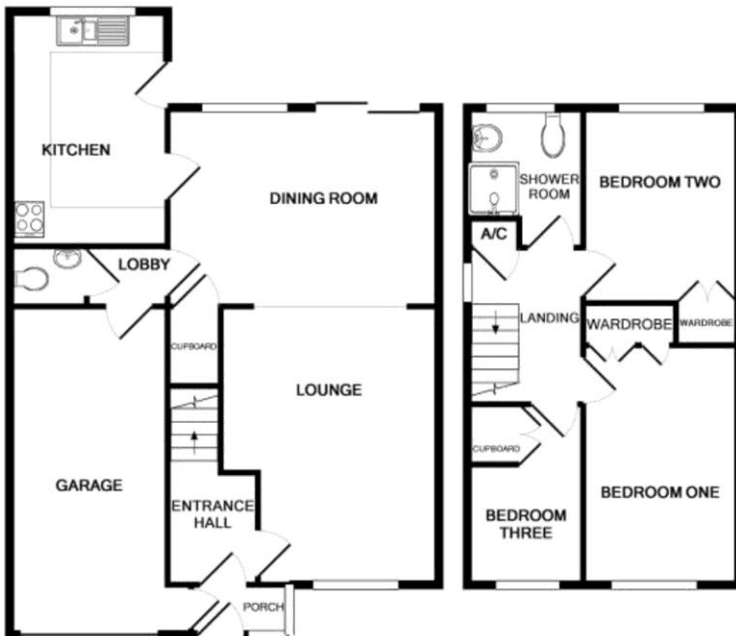
**Garage**

19' 5" x 8' 6" (5.92m x 2.59m) Located at the side of the property with automated up and over door to property frontage, ceiling light point and courtesy doors to porch and inner lobby



**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



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>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.