



smart homes

- A Well Maintained and Extended Detached Family Home
- Three Bedrooms
- Two Spacious Reception Rooms
- No Upward Chain

Amington Road

Shirley, Solihull, B90 2RF

Offers in Region of

£425,000

EPC Rating - 66

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 gyms 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 paved driveway providing off road parking with a laid lawn area wrapping around to the side of the property, planted shrubs and bushes and a UPVC double glazed door leading into

Porch

With double glazed windows to front and side, wall light point and a further obscure glazed door leading to

Entrance Hallway

With a wall mounted radiator, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

15' 4" x 13' 2" (4.67m x 4.01m) With UPVC double glazed bow window to front elevation, wall mounted radiator, wall light points, feature brick fireplace with quarry tiled hearth and door to

Dining Room to Rear

16' 11" x 10' 5" (5.16m x 3.18m) With a wall mounted radiator, wall and ceiling light points, under stairs storage cupboard, UPVC double glazed window to rear, double glazed patio doors leading to conservatory, door to kitchen and door to

Large Ground Floor Shower Room

13' 7" x 6' 6" (4.14m x 1.98m) Being fitted with a suite comprising of a corner shower enclosure with electric shower, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, two wall light points and obscure double glazed windows to the side and rear elevations

Fitted Kitchen to Rear

14' 5" x 7' 9" (4.39m x 2.36m) 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 freestanding electric oven with extractor hood over, space and plumbing for dishwasher, tiling to splash back areas, laminate flooring, ceiling light and fan, double glazed sliding patio doors to the rear aspect and obscure glazed door leading to garage

Sun Room

15' 7" x 8' 8" (4.75m x 2.64m) With double glazed windows, polycarbonate roof, two wall light points, two wall mounted radiators, stripped timber effect flooring and double glazed patio doors leading out to the rear garden

Landing

With ceiling light point, obscure double glazed window to side, built in storage cupboard and doors leading off to

Bedroom One to Front

14' 6" x 9' 3" (4.42m x 2.82m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and a range of fitted wardrobes with top boxes





Bedroom Two to Rear

10' 8" x 9' 3" (3.25m x 2.82m) With double glazed window to rear elevation, coving to ceiling, radiator and ceiling light point



Bedroom Three to Front

8' 2" x 6' 5" (2.49m x 1.96m) With double glazed window to front elevation, coving to ceiling, over stairs storage cupboard, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

South/Easterly Facing Rear Garden

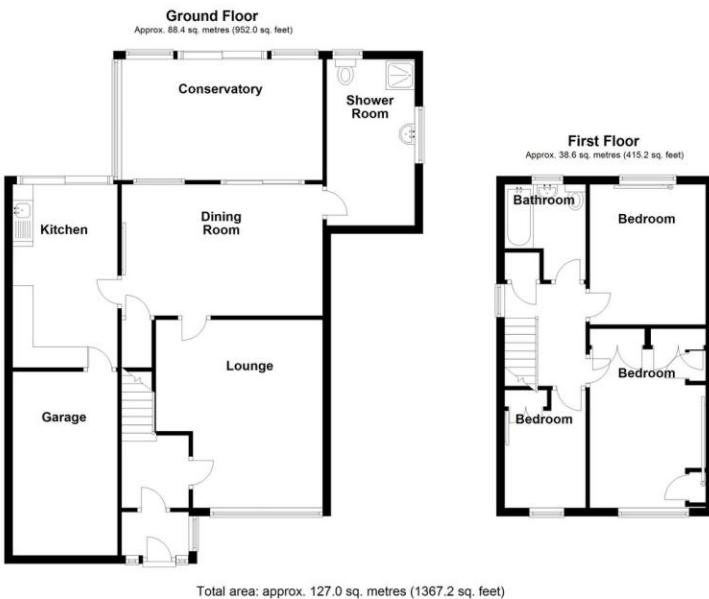
Being mainly laid to lawn with paved patio areas, courtesy gate to side, well stocked shrub borders and hedging, walls and panelled fencing to boundaries

Garage

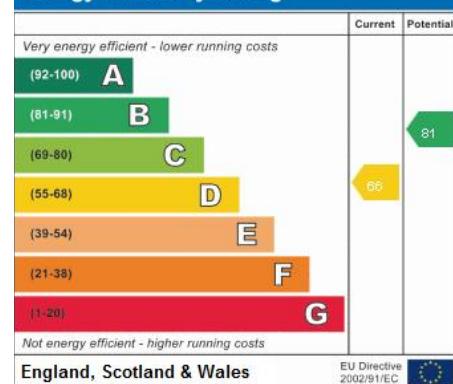
15' 3" x 8' 2" (4.65m x 2.49m) Located at the side of the property with an up and over door to property frontage, wall mounted gas central heating boiler, two ceiling light points, courtesy door to kitchen and utility area with space and plumbing for washing machine

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 Nigel Hodges. Current council tax band - D



Energy Efficiency Rating



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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.