



smarthomes

Myton Drive

Shirley, Solihull, B90 1HP

- A Beautifully Presented Semi Detached Property
- Three Bedrooms
- Large Conservatory
- South Facing Rear Garden

Offers Over £325,000

EPC Rating 69

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 with blue slate borders and variety of mature shrubs and bushes extending to UPVC double glazed door with obscure inserts leading through to

Enclosed Porch

With UPVC double glazed windows to front and side elevation, tiled flooring, exterior light point and an obscure single glazed panelled door leading through to

Entrance Hallway

With wood effect Amtico flooring, central heating radiator, dado rail, wall lighting, stairs leading to the first floor accommodation and doors radiating off to



Lounge

18' 0" x 11' 1" (5.5m x 3.4m) With UPVC double glazed window to rear elevation, feature central heating radiator, coving to ceiling, wall lighting and UPVC double glazed double opening patio doors with matching windows to either side leading through to

Conservatory

16' 8" x 11' 9" (5.1m x 3.6m) With UPVC double glazed double opening patio doors with matching windows to either side, glass self cleaning roof, ceiling light point, Karndean flooring and feature vertical central heating radiator



Kitchen

11' 9" x 6' 6" (3.6m x 2.0m) Being fitted with a range of wall, base and drawer units with a real wood work surface over incorporating a feature round stainless steel sink and drainer unit with mixer tap over, further incorporating a four ring induction hob with stainless steel extractor fan over and electric oven below, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, tiling to splash back areas and floor, ceiling light point and a UPVC double glazed window to the front elevation

Accommodation to the First Floor

Landing

With loft access, ceiling light point, useful airing cupboard and doors radiating off to

Bedroom One to Rear

13' 9" x 8' 6" (4.2m x 2.6m) With UPVC double glazed window to rear elevation, central heating radiator, coving to ceiling and ceiling light point





Bedroom Two to Rear

10' 9" x 8' 10" (3.3m x 2.7m) With UPVC double glazed window to rear elevation, central heating radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

8' 6" x 8' 6" (2.6m x 2.6m) With UPVC double glazed window to front elevation, range of built in wardrobes with mirrored sliding doors, central heating radiator, coving to ceiling and ceiling light point

Family Shower Room to Front

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a modern white suite comprising of a corner shower unit with double opening doors and thermostatic shower over, vanity unit incorporating wash hand basin and W.C. complementary tiling to all walled areas, Karndean flooring, chrome ladder style central heating radiator, ceiling spot lights and a UPVC obscure double glazed window to the front elevation



Private South Facing Rear Garden

Having Indian slate patio area, step up leading to majority laid to lawn, fencing to boundaries, timbre framed shed and a variety of mature shrubs, bushes and flower borders.



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. Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(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.