



smarthomes

## School Road

Shirley, Solihull, B90 2BB

- A Traditional Semi-Detached Property
- Three Bedrooms
- Extended Fitted Kitchen
- South/Westerly Facing Rear Garden

**Offers Over £270,000**

EPC Rating - 45

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 low level wall with retaining hedging, laid lawn area and a door leading into

**Porch**

With an obscure glazed door leading to

**Entrance Hallway**

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

**Through Lounge/Diner**

**Dining Area to Front**

13' 9" x 12' 8" (4.19m x 3.86m) With a double glazed bay window to front elevation, ceiling light point, feature brick style fire surround and opening to

**Lounge Area to Rear**

11' 5" x 11' 4" (3.48m x 3.45m) With double glazed sliding patio door to rear garden, ceiling light point, radiator and feature fire surround with tiled hearth and gas canopy fire



**Extended Fitted Kitchen to Rear**

16' 8" x 8' 7" (5.08m x 2.62m) 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 ceramic hob. Integrated oven, integrated dishwasher, space and plumbing for washing machine, tiling to splash back areas, ceiling light points, double glazed window to the rear aspect and courtesy door to covered side entrance



**Landing**

With light point, double glazed window to side, loft hatch and doors leading off to

**Bedroom One to Front**

13' 9" x 11' (4.19m x 3.35m) With double glazed bay window to front elevation, radiator, ceiling light point and double fitted wardrobes with top boxes

**Bedroom Two to Rear**

11' 11" x 11' (3.63m x 3.35m) With double glazed window to rear elevation, radiator, ceiling light point and double fitted wardrobes with top boxes and vanity area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Bedroom Three to Front

8' x 7' (2.44m x 2.13m) With double glazed window to front elevation, radiator, double fitted wardrobe and ceiling light point

### Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower over and vanity wash hand basin. Airing cupboard, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

### Separate W.C

With a low flush W.C, obscure double glazed window and tiling to water prone areas

### South/Westerly Facing Rear Garden

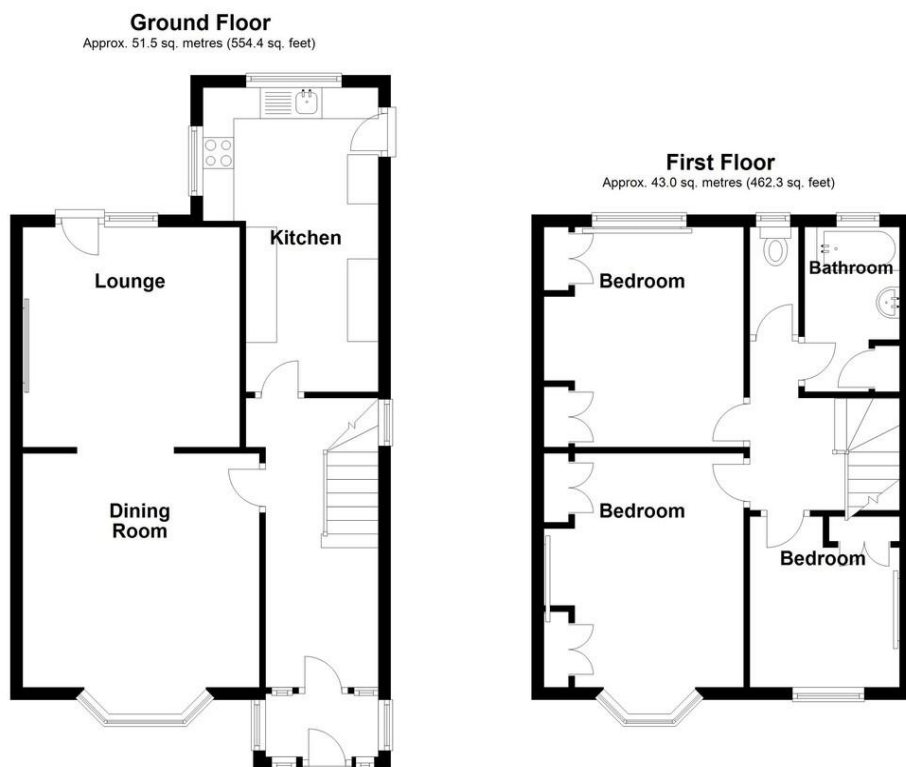
Being mainly laid to lawn with paved patio area, brick built storage cupboard, ornamental pond, well stocked shrub borders, panelled fencing to boundaries, gated rear access and door to

### Rear Garage

Of pre-fabricated construction with vehicular access via a shared rear service road

### 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 - C



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

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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.