



smarthomes

High Street

Shirley, Solihull, B90 1JN

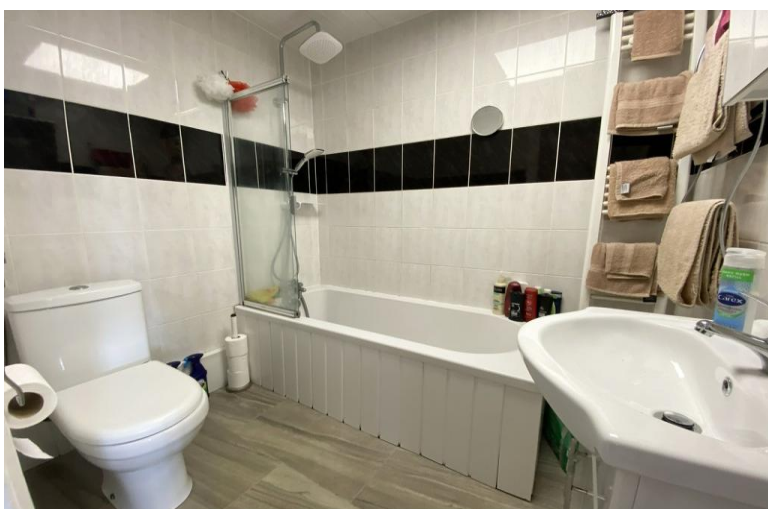
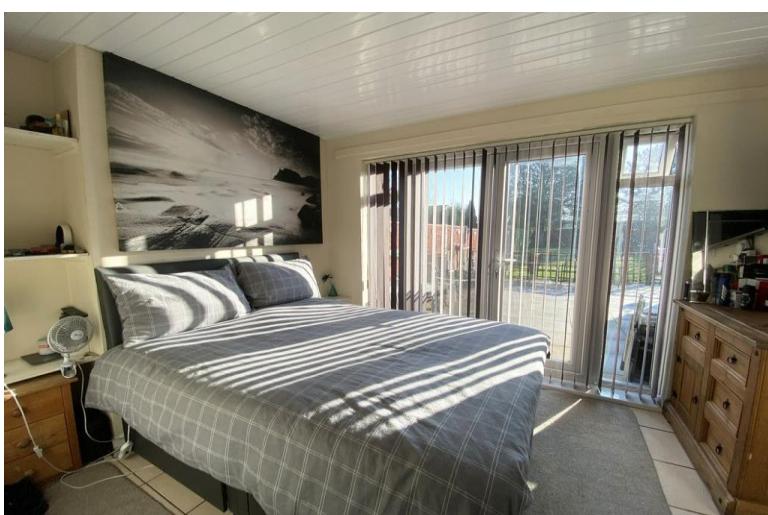
- A Substantially Extended and Well Presented Semi-Detached Family Home
- Four Bedrooms
- Extended & Re-Fitted Kitchen/Diner
- En-Suite Bathroom

£350,000

EPC Rating - 58

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 deep block paved driveway providing off road parking with an additional gravel driveway leading to garage and a UPVC double glazed door leading into

Porch

With a double glazed window to property frontage and further door leading to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



Lounge to Front

20' x 12' 6" max (6.1m x 3.81m max) With UPVC double glazed window to front elevation, contemporary floating fire, wall mounted radiator, wall and ceiling light points, laminate flooring and Oak double doors to

Extended & Re-Fitted Kitchen/Diner to Rear

22' 5" x 9' 2" max (6.83m x 2.79m max) Being re-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, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, integrated fridge/freezer and space and plumbing for washing machine and tumble dryer. Tiling to splash back areas, tiled and laminate flooring, radiator, two ceiling light points, double glazed windows to the side and rear aspects, double glazed door to rear and door to



Ground Floor Bedroom to Rear

13' 6" x 10' 1" (4.11m x 3.07m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, ceiling light point, tiled flooring, two double fitted wardrobes and door to

En-Suite Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and roof light

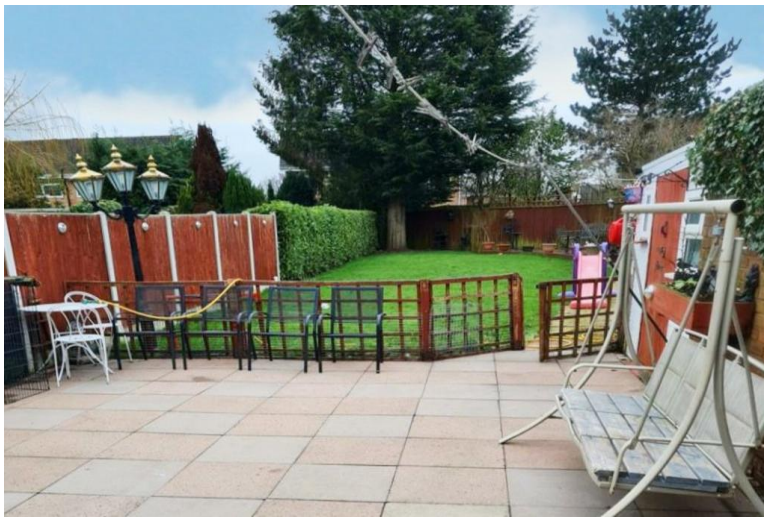


Landing

With ceiling light point, obscure double glazed window to side, access to part boarded loft space and doors leading off to

Bedroom One to Front

10' 10" x 10' 2" (3.3m x 3.1m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring and full width fitted wardrobes



Bedroom Two to Rear

12' 10" x 8' 11" (3.91m x 2.72m) With double glazed window to rear elevation, radiator, ceiling light point, laminate flooring and two double fitted wardrobes with top boxes

Bedroom Three to Front

8' 5" x 8' 4" (2.57m x 2.54m) With double glazed window to front elevation, radiator, laminate flooring, over stairs storage cupboard and ceiling light point

Modern Family Bathroom to Rear

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. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation



Extensive South Facing Rear Garden

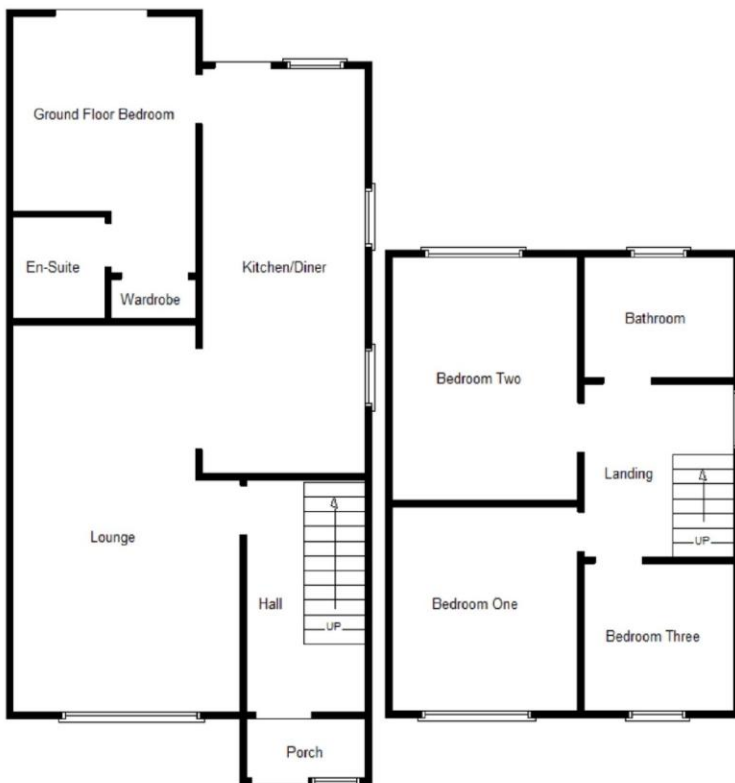
Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, external lighting, access to additional storage and property frontage and courtesy door to

Garage

17' 4" x 8' 5" (5.28m x 2.57m) With an up and over door for vehicular access and power point

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 - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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.