



Stroud Road

Shirley, Solihull, B90 2LA

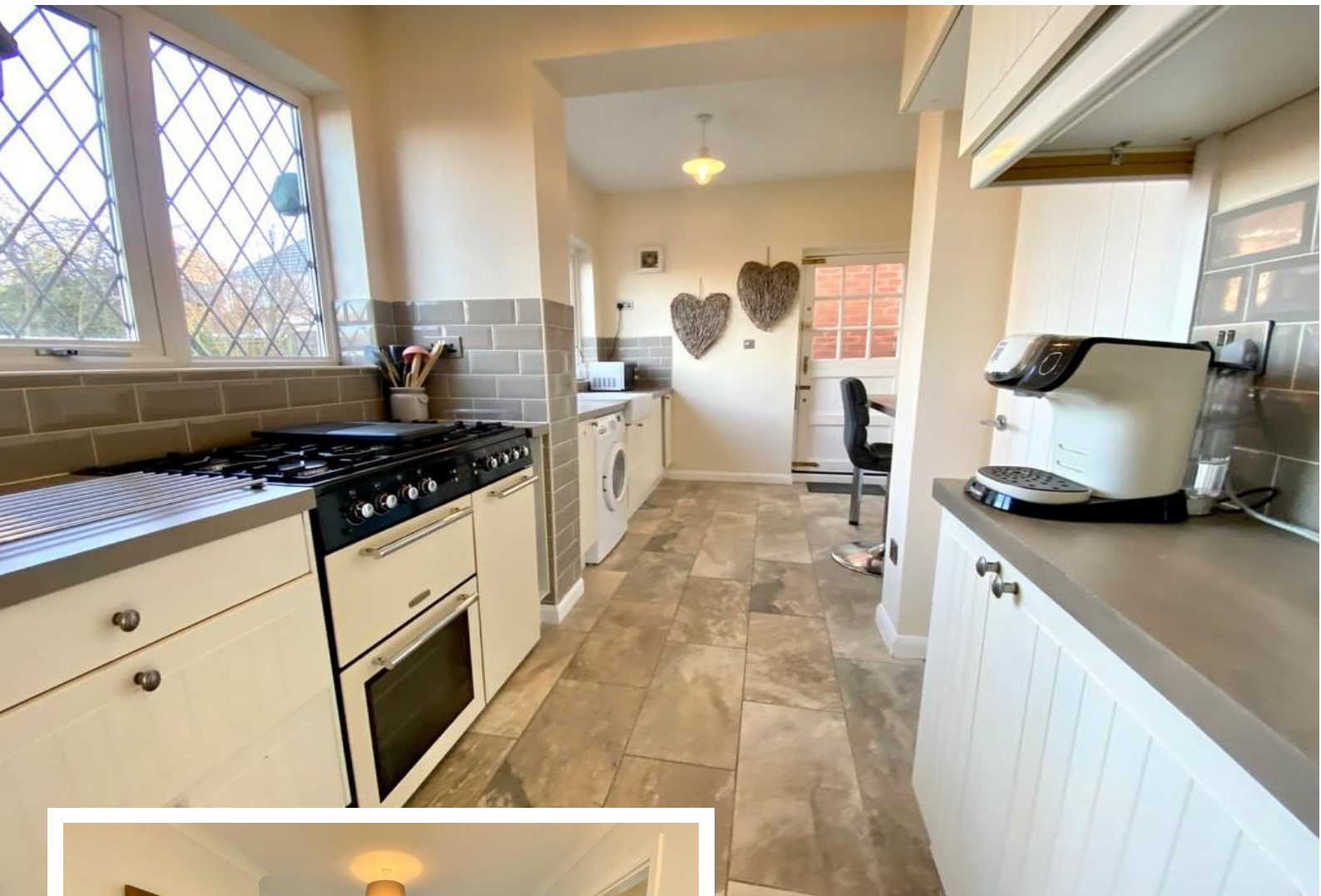
- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms & Home Office
- Extended & Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom
- Potential To Extend Subject To Planning Permission

£350,000

EPC Rating 61

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 providing off road parking extending to garage doors, gated side access to rear garden, external lighting and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, quarry tiled flooring and feature glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs store cupboard and doors leading off to



Lounge to Front

10' 2" x 13' 10" (3.1m x 4.22m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator, wood effect flooring and double doors leading through to

Dining Room to Rear

12' 6" x 9' 11" max (3.81m x 3.02m) With double glazed patio doors leading out to the rear garden, feature cast fire surround, wood effect flooring, coving to ceiling, ceiling light point, door to store cupboard and part glazed door leading through to



Extended & Re-Fitted Breakfast Kitchen to Rear

14' 0" x 8' 4" (4.27m x 2.54m) Being re-fitted with a range of wall, drawer and base units incorporating display shelving with complementary work surfaces, Belfast sink with mixer tap, contemporary metro style tiling to splashback areas, space for range style cooker, space and plumbing for washing machine, breakfast bar seating area, door to useful pantry, radiator, ceiling light points, marble effect tiled flooring, two double glazed windows to rear, stable style door to rear garden and door leading through to

Utility Room

6' 8" x 4' 11" (2.03m x 1.5m) With ceiling light point, radiator and doors leading off to



Guest WC

With low flush WC, vanity sink, tiled flooring, ceiling light point and obscure window to side

Home Office

5' 4" x 8' 5" (1.63m x 2.57m) With ceiling light point and door to garage/storage

Accommodation on the First Floor

Landing

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



Bedroom One to Rear

12' 0" x 9' 11" (3.66m x 3.02m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

13' 0" x 10' 6" (3.96m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Front

8' 3" x 5' 8" (2.51m x 1.73m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator, wood effect flooring and ceiling light point

Pleasant Rear Garden

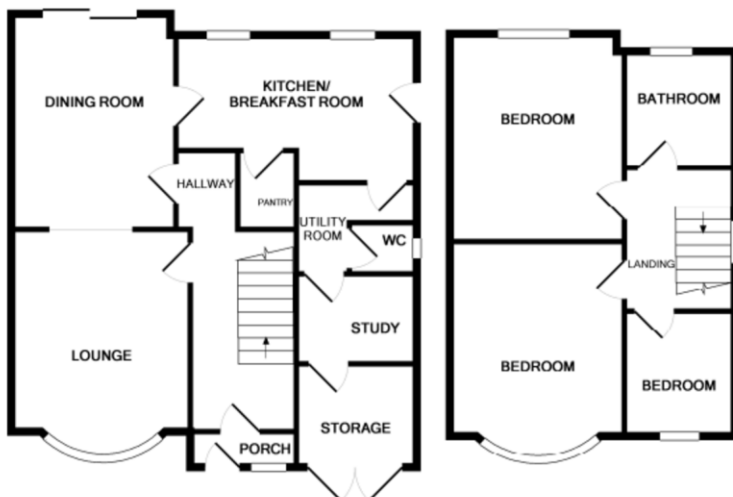
Being mainly laid to lawn with paved patio, shrub borders, fencing to boundaries, stepping stone pathway, paved seating terrace to rear, timber potting shed and gated access to driveway

Garage/Storage

With double garage doors to driveway

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		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC