



smarthomes

Myton Drive

Shirley, Solihull, B90 1HD

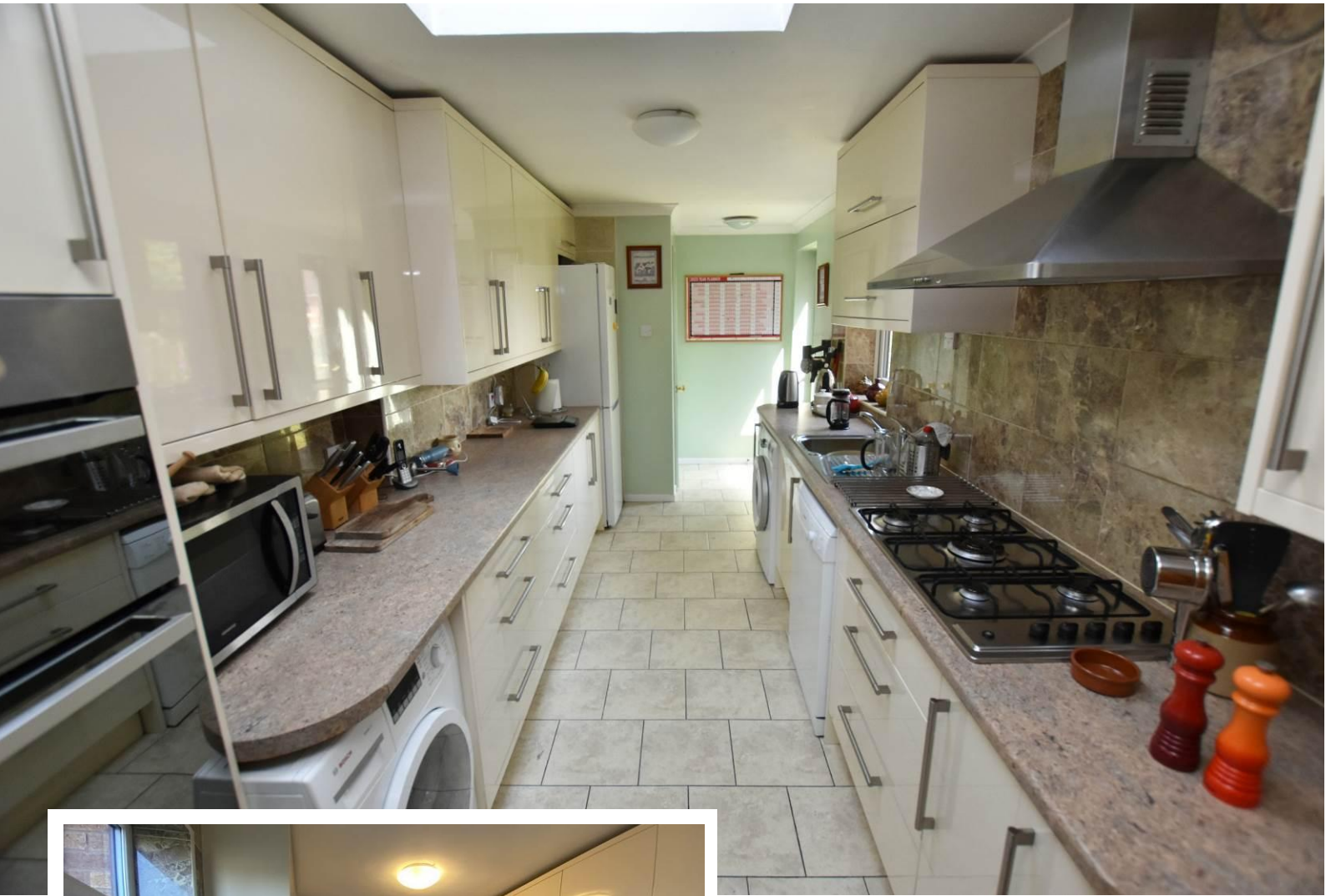
- An Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Fitted Kitchen

Offers Over £280,000

EPC Rating - 75

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 spoiled 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 tarmac driveway providing off road parking with lawn area to side and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side and further glazed door leading to

Entrance Hallway

With ceiling light point, electric central heating radiator, stairs leading to the first floor accommodation and door leading off to



Lounge to Front

14' 11" x 12' 1" (4.55m x 3.68m) With UPVC double glazed window to front elevation, electric central heating radiator, wall and ceiling light points, fire with feature surround and door to

Enlarged Dining Room to Rear

15' 3" x 10' 5" (4.65m x 3.18m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear, electric central heating radiator, two ceiling light points, under stairs storage cupboard and door to



Extended Fitted Kitchen to Rear

21' 2" x 8' (6.45m x 2.44m) Being 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 5 ring gas hob with extractor hood over. Eye level oven and grill, space and plumbing for washing machine, tumble dryer and dishwasher, tiling to splash back areas and floor with under floor heating, electric heated towel rail, two ceiling light points, Velux roof window, double glazed door and window to the side aspect and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin. Obscure UPVC double glazed window to rear, tiling to splash back areas and floor and ceiling light point



Landing

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

Bedroom One to Front

12' 10" x 8' 4" (3.91m x 2.54m) With double glazed window to front elevation, triple fitted wardrobe and ceiling light point



Bedroom Two to Rear

11' 2" x 8' 9" (3.4m x 2.67m) With double glazed window to rear elevation, fitted wardrobes and ceiling light point

Bedroom Three to Front

10' 6" x 6' 8" (3.2m x 2.03m) With double glazed window to front elevation and ceiling light point

Family Shower Room to Rear

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Under floor heating, electric heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with a paved patio, panelled fencing to boundaries, shrub borders and backing onto canal

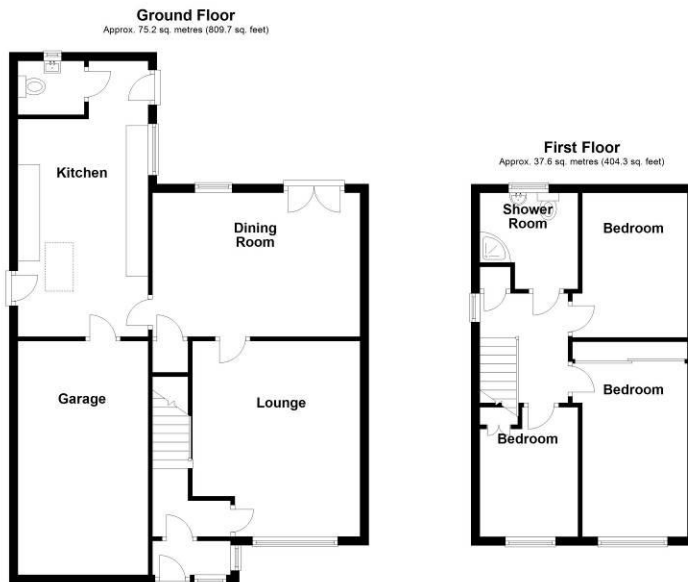


Garage

17' 7" x 8' 8" (5.36m x 2.64m) Located at the side of the property with an automated roller shutter door for vehicular access, ceiling light point and courtesy door to kitchen

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



Total area: approx. 112.8 sq. metres (1214.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	75	
(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.