



smarthomes

## Bronte Farm Road

Shirley, Solihull, B90 3DF

- An Extremely Well Presented Semi-Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- Re-Fitted Family Bathroom

Offers in Region of

**£340,000**

EPC Rating - 66

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 and tarmacadam driveway providing off road parking with low level walls to boundaries and access to a shared driveway leading to garage. A UPVC double glazed door leads into

#### **Enclosed Porch**

With double glazed windows to property frontage, tiled flooring, light point and further wooden door leading to

#### **Entrance Hallway**

With ceiling light point, radiator, tiled flooring, double glazed window to side, stairs leading to the first floor accommodation, under stairs storage cupboard and doors leading off to

#### **Through Lounge/Diner**

24' 3" x 11' 1" (7.4m x 3.4m) With UPVC double glazed window to front elevation, UPVC double glazed French doors to rear garden, laminate flooring, two wall mounted radiators, two ceiling light points and a feature fireplace with wooden surround and marble hearth and inlay



#### **Modern Fitted Kitchen to Rear**

10' 9" x 7' 10" (3.3m x 2.4m) Being fitted with a modern range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding Range style cooker with extractor hood over, integrated fridge/freezer, integrated dishwasher and space and plumbing for washing machine. Concealed wall mounted gas central heating boiler, tiling to splash back areas and floor, ceiling light point, double glazed door to rear and two double glazed windows to the side aspect



#### **Landing**

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



#### **Bedroom One to Front**

12' 5" x 11' 1" (3.8m x 3.4m) With double glazed window to front elevation, radiator and ceiling light point

#### **Bedroom Two to Rear**

10' 9" x 8' 6" (3.3m x 2.6m) With double glazed window to rear elevation, radiator, built in storage cupboard, laminate flooring and ceiling light point



### Bedroom Three to Side

9' 6" x 5' 10" (2.9m x 1.8m) With double glazed window to side elevation with secondary glazing, laminate flooring, over stairs storage cupboard, radiator and ceiling light point

### Re-Fitted Family Bathroom to Side

8' 2" max x 6' 10" (2.5m max x 2.1m) Being re-fitted with a modern white suite comprising of a panelled bath, separate shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the side elevation



### South/Westerly Facing Rear Garden

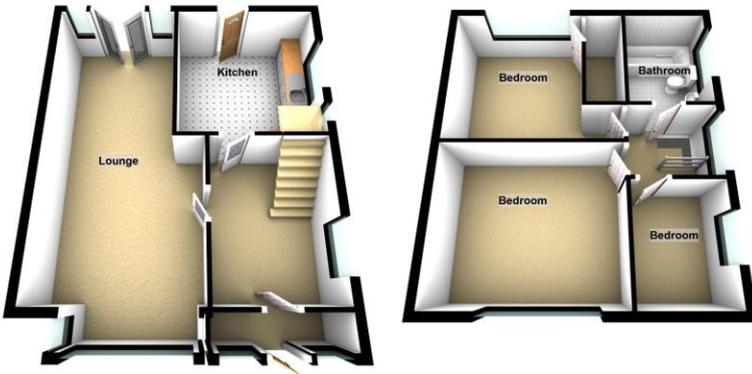
Being mainly laid to lawn with paved patio areas, slate chipped area, timber framed shed, panelled fencing to boundaries, gated access to property frontage and door to

### Garage

16' 4" x 9' 10" (5m x 3m) With side hung doors to property frontage, UPVC double glazed window to side and two ceiling light points

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.