



smarthomes

Church Road

Shirley, Solihull, B90 2AX

- A Superb Detached Victorian Property
- Three Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen
- South Facing Landscaped Rear Garden
- Family Shower Room & Re-Fitted Ground Floor Bathroom

Offers Over £450,000

EPC Rating 57

Current Council Tax Band D





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 up and over garage door and feature timber canopy porch with composite glazed front door leading into



Entrance Hallway

With original Minton flooring, ceiling light point, centre staircase leading to the first floor accommodation and original timber doors with brass furnishings leading off to

Dual Aspect Lounge

15' 0" x 10' 11" (4.57m x 3.33m) With double glazed windows to front and rear elevations, feature exposed brick walls, coving to ceiling, radiator, dado rail, spot lights to ceiling and open fireplace with tiled hearth and wooden surround

Dining Room to Front

15' 0" x 11' 4" (4.57m x 3.45m) With slate effect tiled flooring, ceiling light point, wall lighting, coving to ceiling, double glazed window to front elevation, radiator, attractive fireplace with feature tiled hearth and inlay, gas fire and decorative wooden surround, stripped timber door to large under-stairs storage cupboard and further door leading through to



Re-Fitted Kitchen to Rear

10' 0" x 8' 1" (3.05m x 2.46m) Being re-fitted with a range of high gloss wall, drawer and base units incorporating wine rack with complementary work surfaces, inset sink with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, integrated fridge freezer, under-cupboard lighting, spot lights to ceiling, attractive herringbone vinyl floor covering, double glazed window, UPVC double glazed door leading out to the rear garden and door leading through to



Re-Fitted Ground Floor Bathroom to Rear

6' 6" x 8' 3" (1.98m x 2.51m) Being re-fitted with a three piece white suite comprising; panelled bath with centralised mixer tap and shower attachment, low flush WC and wall mounted wash hand basin, obscure double glazed window, tiling to water prone areas, radiator, spot lights to ceiling, built-in storage cupboard housing Ideal boiler, tiled effect flooring and access to loft space

Accommodation on the First Floor

Landing

With ceiling light point, radiator, dado rail, stripped floorboarding and doors leading off to

Dual Aspect Bedroom One

15' 2" x 11' 5" (4.62m x 3.48m) With double glazed windows to front and rear elevations, stripped timber flooring, ceiling light point, radiator and door to built-in wardrobe

Bedroom Two to Front

11' 5" x 12' 8" (3.48m x 3.86m) With double glazed window to front elevation, ceiling light point, radiator, stripped timber flooring and built-in over-stairs wardrobe





Bedroom Three to Rear

9' 10" x 8' 10" (3m x 2.69m) With double glazed window to rear elevation, radiator, stripped timber flooring and ceiling light point

Re-Fitted Family Shower Room

Being re-fitted with a three piece white suite comprising shower cubicle with thermostatic shower, low flush WC and wall mounted wash hand basin, obscure window, extractor, complementary tiling to walls and floor, ladder style radiator and spot lights to ceiling

South Facing Landscaped Rear Garden

Being mainly laid to lawn with Indian stone paved patio, hedging to boundaries, shrub borders, additional paved terrace to rear, stone chipping area, log store, cold water tap, external lighting, brick built store shed and courtesy door to garage

Garage

20' 5" x 9' 3" (6.22m x 2.82m) Having the potential for extension or conversion subject to planning permission with up and over garage door to driveway and courtesy door to garden

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 – D.



Total area: approx. 108.4 sq. metres (1167.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(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.