



smarthomes

## Stroud Road

Shirley, Solihull, B90 2JU

- A Beautifully Presented Semi Detached Family Home
- Three Bedrooms
- Low Maintenance South East Facing Rear Garden
- No Upward Chain

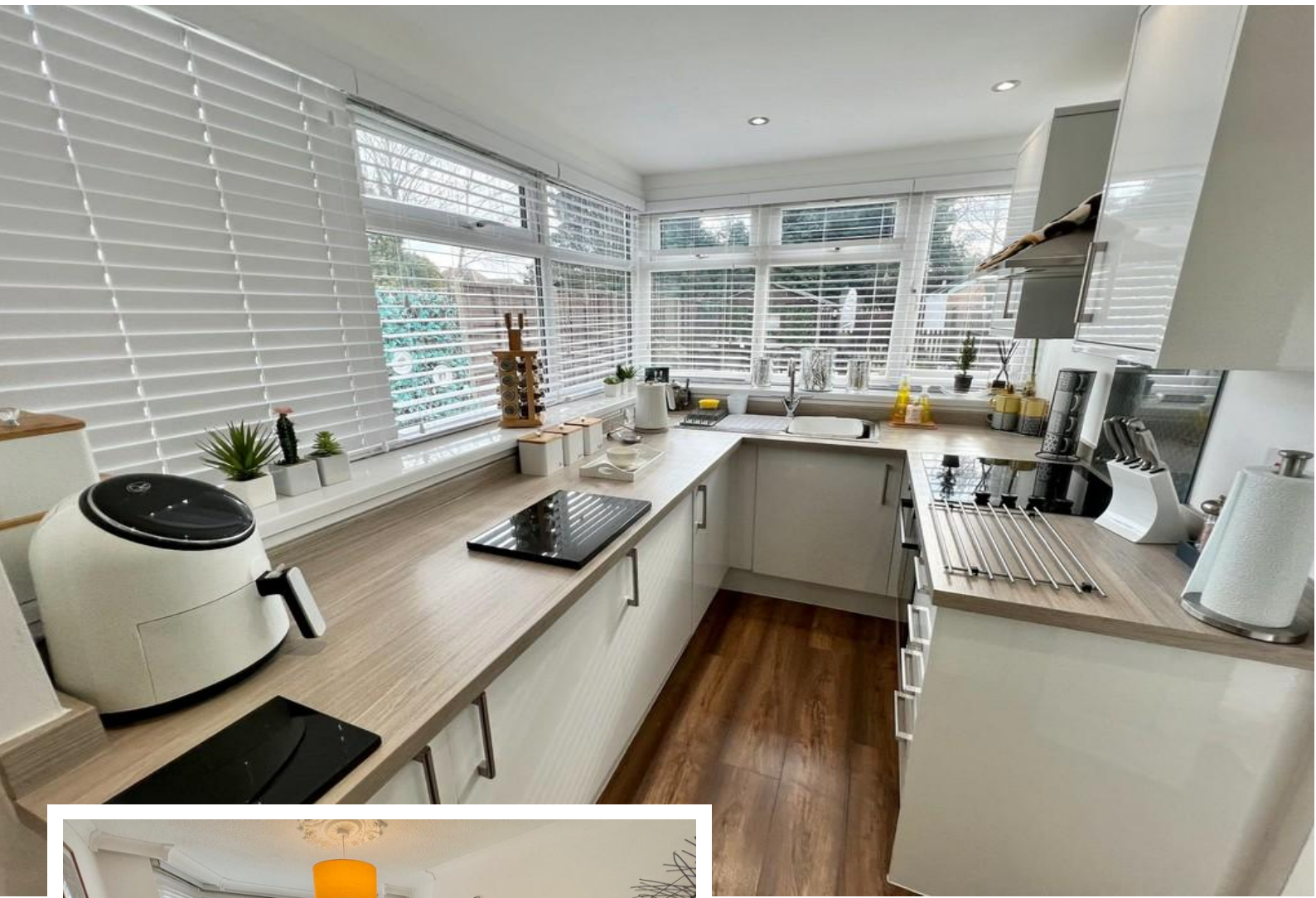
**OIRO £325,000**

EPC Rating 63

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 paved driveway providing off road parking extending to UPVC obscure double glazed door to side passage, external lighting and further UPVC obscure double glazed door leading into

**Entrance Hallway**

With radiator, ceiling light point with decorative rose, stairs leading to the first floor accommodation, wall lighting, laminate flooring and doors leading off to

**Through Lounge Diner**

27' 10" into bay x 9' 10" (8.5m x 3.0m) With double glazed bay window to front elevation, double glazed sliding patio door leading out to the South East facing rear garden, coving to ceiling, two ceiling light points with decorative roses, two radiators and dado rail



**Extended Breakfast Kitchen to Rear**

18' 0" x 5' 10" (5.5m x 1.8m) Being fitted with an attractive range of high gloss wall, drawer and base units incorporating glazed display cabinets with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with feature splashback and extractor canopy over, inset electric oven, breakfast bar seating area, integrated fridge and freezer, under-cupboard lighting, radiator, spot lights to ceiling, laminate flooring, useful under-stairs storage cupboard, double glazed windows to rear and folding door leading through to



**Side Passage**

22' 11" x 2' 11" (7.0m x 0.9m) With UPVC obscure double glazed doors to driveway and rear garden, useful storage area with plumbing for washing machine, laminate flooring, dado rail and wall mounted Worcester Bosch boiler

**Accommodation on the First Floor**

**Landing**

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

**Bedroom One to Rear**

14' 5" x 9' 10" (4.4m x 3.0m) With double glazed bay window to rear elevation, radiator and ceiling light point







### Bedroom Two to Front

13' 1" x 10' 2" (4.0m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Three to Front

7' 2" x 5' 6" (2.2m x 1.7m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

### Family Bathroom to Rear

8' 2" x 5' 2" (2.5m x 1.6m) Being 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 walls and floor, ladder style radiator, extractor and spot lights to ceiling

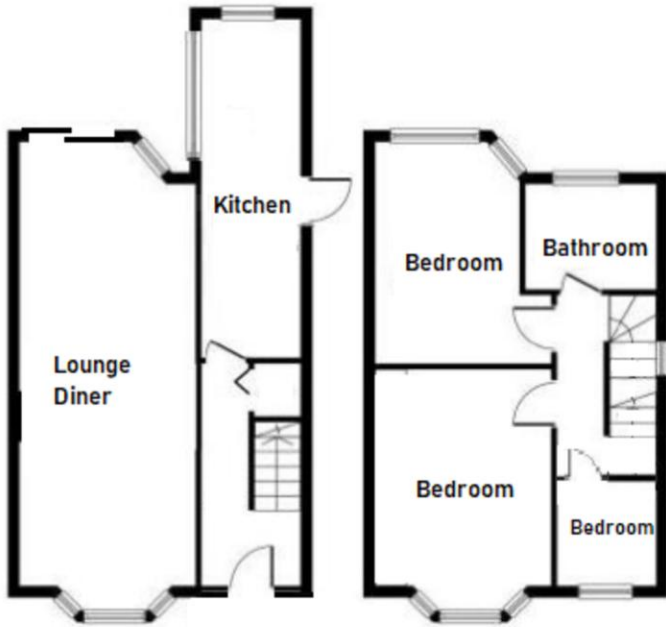


### Low Maintenance South East Facing Rear Garden

With artificial lawns, exterior lighting, pebbled borders, crazy paved pathway, timber decked area and access to garage with rear service road

### 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>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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 are 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.