



smarthomes

## Oberon Drive

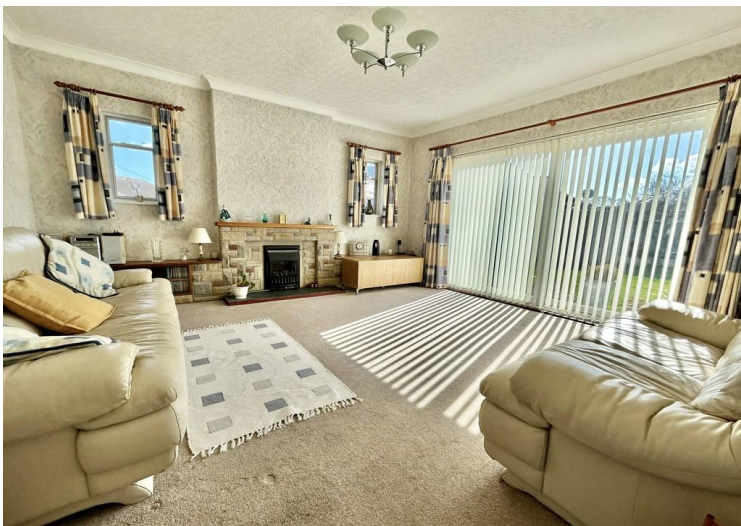
Shirley, Solihull, B90 2PB

- A Well Presented Semi-Detached Bungalow
- Three Good Size Bedrooms
- Two Modern Wet Rooms
- South Facing Garden

**£450,000**

EPC Rating - 69

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 lawned fore garden with driveway to side and a central paved pathway extending to a UPVC double glazed door leading into

**Enclosed Porch**

With stripped timber effect flooring, carriage light and further double glazed door leading to

**Entrance Hallway**

With ceiling light point, radiator, engineered Oak flooring and glazed door leading off to



**Spacious Lounge to Rear**

15' 2" x 14' 10" (4.62m x 4.52m) With double glazed sliding patio doors to rear, two windows to side aspect, feature coal effect gas fire, wall mounted radiator and ceiling light point

**Breakfast Kitchen to Side**

11' 11" x 9' 5" (3.63m x 2.87m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Inset electric double oven, space and plumbing for washing machine, breakfast bar, tiling to splash prone areas, tile effect flooring, ceiling spot lights and a double glazed door and window to the side aspect



**Bedroom One to Front**

11' 10" x 9' 6" (3.61m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

**Bedroom Two to Front**

11' 11" x 8' 2" (3.63m x 2.49m) With double glazed window to front elevation, radiator and ceiling light point



**Bedroom Three to Rear**

11' 10" max x 11' 7" max (3.61m max x 3.53m max) With double glazed window to rear elevation, stripped timber effect flooring, triple fitted wardrobes, radiator, two wall light points and pocket door leading to



### Modern En-Suite Wet Room

Being fitted with a modern white suite comprising of a vanity wash hand basin and a low flush W.C. Shower attachment, aqua panelling to walls and a ceiling light point

### Superb Re-Fitted Family Wet Room

Being re-fitted with a modern white suite comprising of a contemporary floating wash hand basin and a low flush W.C. Wall mounted shower attachment, aqua panelling to walls, chrome heated towel rail, ceiling spot lights and an obscure double glazed window to the side elevation



### South Facing Rear Garden

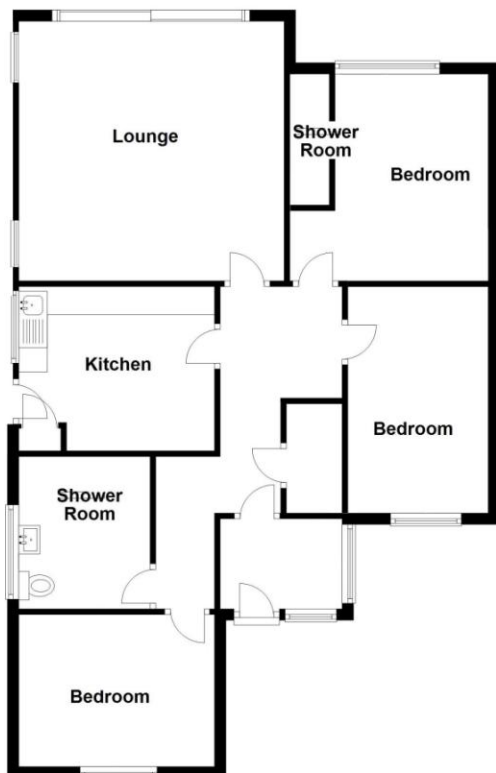
Being mainly laid to lawn with paved patio area, additional gravel patio, panelled fencing to boundaries, brick built storage cupboard, cold water tap, security lighting, double gates leading to property frontage offering additional parking or caravan storage and courtesy door to

### Garage

Located at the side of the property with side hung timber doors for vehicular access

### 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.