



smarthomes

Dunard Road

Shirley, Solihull, B90 2HR

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Extended Kitchen
- Landscaped Rear Garden With Garage To Rear

£300,000

EPC Rating - 60

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 lawned fore-garden and tarmac driveway providing off road parking extending to door to utility area to side and UPVC double glazed door leading into

Entrance Hall

With radiator, coving to ceiling, inset down-lighters, stairs leading to the first floor accommodation with under-stairs storage cupboard, wood effect flooring and doors leading off to



Through Lounge Diner

24' 9" x 11' 7" (7.54m x 3.53m) With double glazed bay window to front elevation, hardwiring for wall mounted television, coving to ceiling, ceiling light points and double glazed doors leading out to the rear garden

Extended Kitchen to Rear

11' 2" x 10' 8" (3.4m x 3.25m) Being fitted with a range of wall, drawer and base units incorporating display shelving with marble effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset eye-level Neff oven and grill, integrated Neff dishwasher, wood effect flooring, two double glazed windows to rear, double glazed door leading out to the rear garden and door leading through to



Utility

8' 5" x 3' 1" (2.57m x 0.94m) With courtesy door to driveway, ceiling light point, wood effect flooring and space and plumbing for washing machine

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, access to partly boarded loft space with loft ladder and doors leading off to

Bedroom One to Front

13' 0" into bay x 10' 7" into wardrobe (3.96m x 3.23m) With double glazed bay window to front elevation, fitted wardrobes, radiator and inset down-lighters





Bedroom Two to Rear

10' 4" x 10' 7" (3.15m x 3.23m) With double glazed window to rear elevation, picture rail, radiator and inset down-lighters

Bedroom Three to Front

6' 10" x 5' 6" (2.08m x 1.68m) With double glazed window to front elevation, radiator and inset down-lighters

Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising; tiled panelled bath with electric shower over and glazed screen, low flush corner WC and vanity wash hand basin, obscure double glazed window to rear, tiling to water prone areas, tiled flooring with under-floor heating, airing cupboard housing Vaillant boiler and inset down-lighters



Landscaped Rear Garden

With paved patio, retaining railway sleepers, lawned area, panelled fencing to boundaries, raised shrub borders, decked steps, decked terrace, brick built garage with courtesy door and rear vehicle access, additional gated access to rear and hard-standing ideal for van or trailer parking



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(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.