



smarthomes

Webster Avenue

Shirley, Solihull, B90 4FD

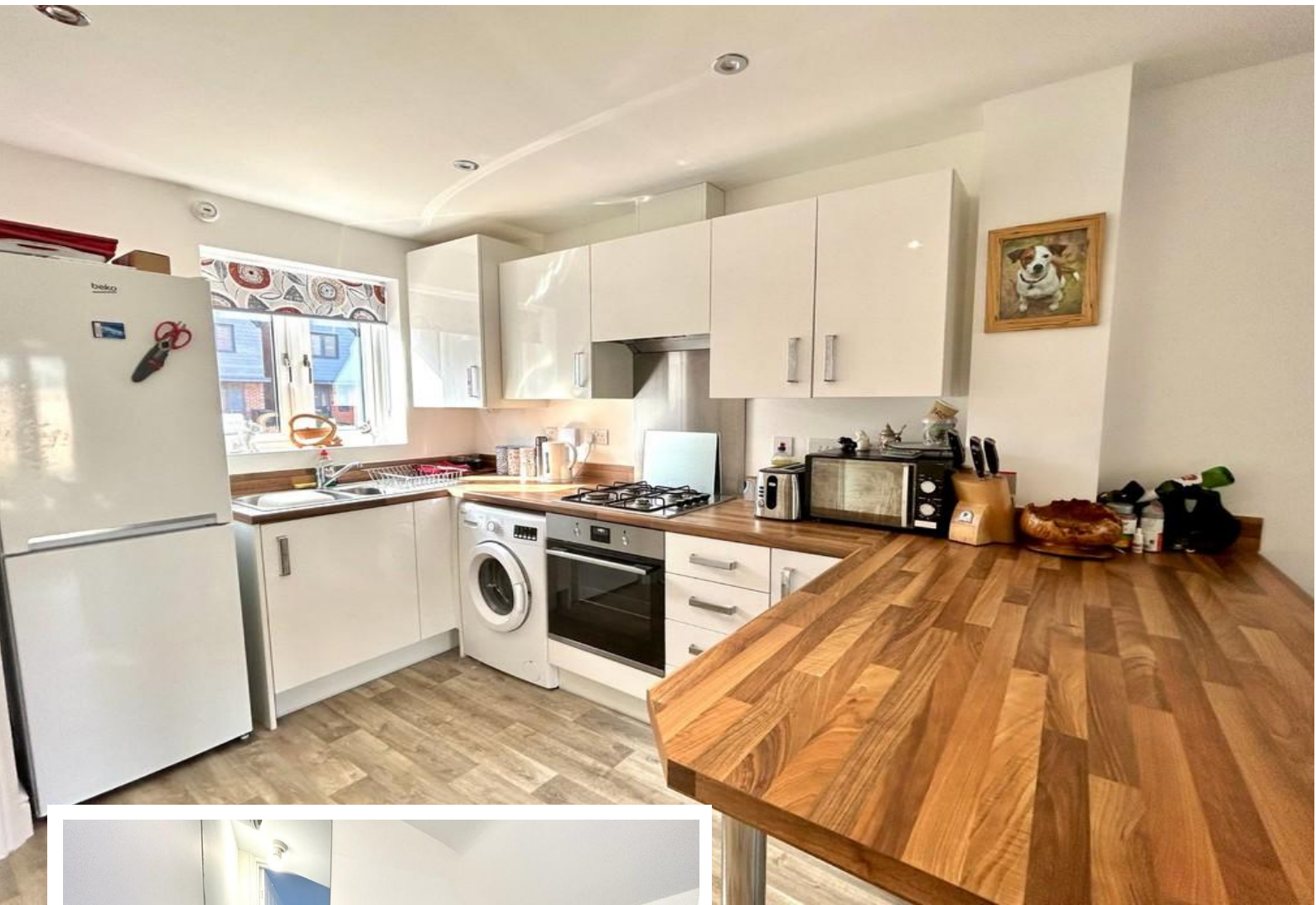
- A Recently Constructed Three Storey Semi-Detached Family Home
- Three Good Size Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Modern Family Bathroom

£325,000

EPC Rating - 84

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 tarmac driveway providing off road parking with a planted shrub border, cold water tap and a paved pathway extending to a composite double glazed door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Open Plan Lounge/Kitchen/Diner

22' 2" x 12' 2" max (6.76m x 3.71m max) 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 and oven below. Space and plumbing for washing machine, two wall mounted radiators, ceiling light point and spot lights, stripped timber effect flooring, under stairs recess, a UPVC double glazed window to the front aspect, UPVC double glazed French doors to rear garden and door to



Modern Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Tiling to splash back areas, stripped timber effect flooring, radiator and ceiling light point

First Floor Landing

With ceiling light point, stairs rising to second floor and doors leading off to



Bedroom Two to Rear

12' 2" x 7' 8" (3.71m x 2.34m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

12' 2" max x 7' 7" max (3.71m max x 2.31m max) With two double glazed windows to front elevation, radiator and ceiling light point

Modern Family Bathroom to Side

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Second Floor Landing

With a ceiling light point, large storage cupboard and door to

Dual Aspect Bedroom One

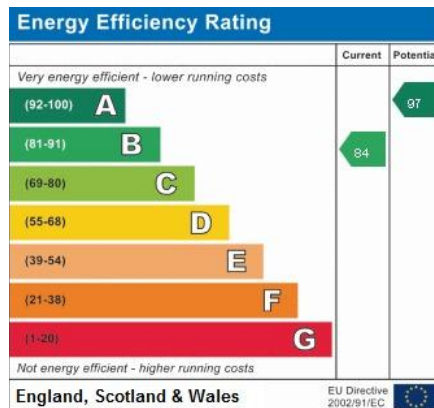
14' 8" x 8' 4" (4.47m x 2.54m) With Velux roof windows to front and rear elevations, radiator, access to remainder of roof space and ceiling light point

East Facing Rear Garden

Being mainly laid to lawn with paved patio, pebble borders, gated side access and panelled fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold with an estate service charge of approx. £309.88 per annum, 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



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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.