



smarthomes

Kilcote Road

Shirley, Solihull, B90 1NP

- A Mid-Terrace Family Home
- Three Good Size Bedrooms
- Re-Fitted Bathroom
- South Facing Rear Garden

£240,000

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 tarmac driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed side windows, laminate flooring, light point and a further UPVC double glazed door leading to

Entrance Hallway

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

Through Lounge/Diner

20' 10" x 11' 03" max (6.35m x 3.43m max) With a UPVC double glazed window to front elevation, UPVC double glazed French doors to rear garden, wall mounted radiator, two ceiling light points, laminate flooring and door to

Fitted Kitchen to Rear

7' 03" x 6' 10" (2.21m x 2.08m) 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 Zanussi 4 ring gas hob with extractor hood over. Eye level electric oven, space and plumbing for washing machine, tiling to splash back areas, chrome heated towel rail, ceiling light point and a double glazed window to the rear aspect

Landing

With ceiling light point, access to a part boarded loft space and doors leading off to

Bedroom One to Front

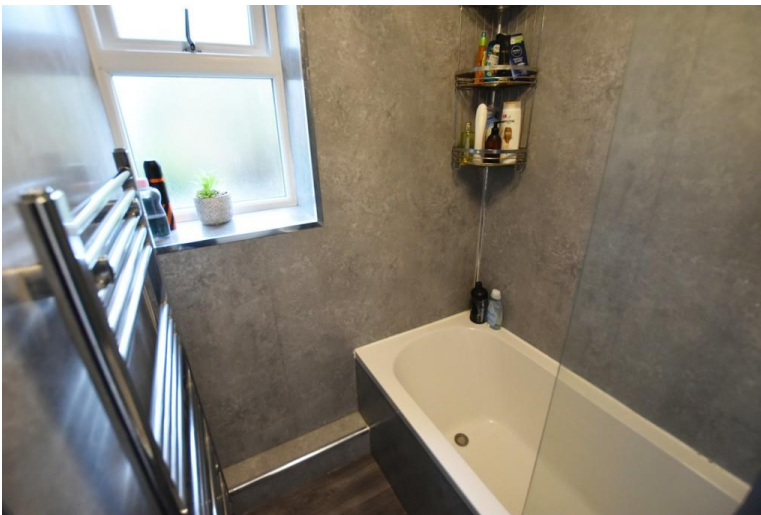
13' 11" x 11' 03" (4.24m x 3.43m) With double glazed window to front elevation, fitted double wardrobe, radiator and ceiling light point

Bedroom Two to Front

12' 03" x 9' 06" max (3.73m x 2.9m max) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

11' 05" x 6' 08" (3.48m x 2.03m) With double glazed window to rear elevation, radiator and ceiling light point





Re-Fitted Family Bathroom to Rear

6' 05" x 4' 05" (1.96m x 1.35m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen and a vanity wash hand basin. Chrome heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation

Separate W.C

Being fitted with a modern white suite comprising a low flush W.C and a wall mounted corner wash hand basin. Obscure UPVC double glazed window to rear and ceiling light point



South Facing Rear Garden

Being mainly laid to lawn with paved patio, two brick built storage sheds, panelled fencing to boundaries and shared gated access to property frontage

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.