



smarthomes

## Welford Road

Shirley, Solihull, B90 3HX

- An Extended Semi Detached Property
- Three Double Bedrooms
- Through Lounge Diner
- Snug/Breakfast Room Opening To Kitchen

**£400,000**

EPC Rating 55

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 and paved driveway providing off road parking extending to garage door and canopy porch with obscure glazed double doors leading into

#### **Enclosed Porch**

With tiled flooring and original wooden door with feature glazing leading through to

#### **Entrance Hallway**

With feature window to front, ceiling light point, picture rail, radiator, stairs leading to the first floor accommodation, useful cloaks cupboard and doors leading off to



#### **Guest WC**

With low flush WC, space for tumble dryer, wall mounted wash hand basin, ceiling light point, tiled flooring and extractor

#### **Through Lounge Diner**

28' 10" x 10' 5" (8.8m x 3.2m) With double glazed bay window to front elevation, double glazed sliding patio doors leading out to the rear garden, two radiators, laminate flooring, coving to ceiling, two ceiling light points, electric fire with marble hearth and decorative surround and archway leading through to

#### **Snug/Breakfast Room to Rear**

8' 10" x 6' 10" (2.7m x 2.1m) With double glazed window to rear elevation, laminate flooring, coving to ceiling, ceiling light point, radiator and opening through to



#### **Kitchen to Rear**

10' 9" x 9' 2" (3.3m x 2.8m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor canopy over, space and plumbing for washing machine, radiator, spot lights to ceiling, double glazed windows to side and rear and UPVC obscure double glazed door leading out to the rear garden

#### **Accommodation on the First Floor**

#### **Landing**

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

#### **Bedroom One to Rear**

13' 5" x 10' 5" (4.1m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobe

#### **Bedroom Two to Front**

14' 9" into bay x 8' 6" (4.5m x 2.6m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes







### Bedroom Three to Front

8' 2" x 6' 10" (2.5m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

### Separate WC

With obscure double glazed window to side, low flush WC and ceiling light point

### Family Shower Room to Rear

6' 10" x 6' 2" (2.1m x 1.9m) Being fitted with an oversized corner shower cubicle with thermostatic shower, vanity wash hand basin, obscure double glazed window to rear, complementary tiling to walls, decorative flooring, ladder style radiator and ceiling light point

### Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, outside tap, fencing to boundaries, brick built storage to rear and hardstanding to side of property with gated access to driveway

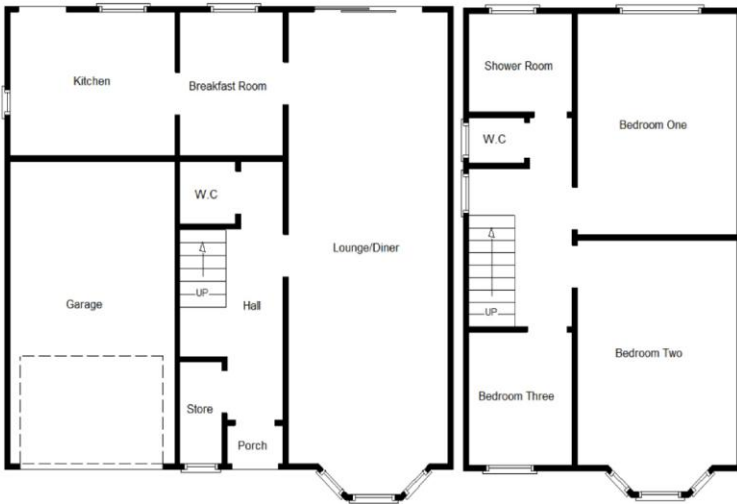
### Garage

16' 8" x 11' 5" (5.1m x 3.5m) With metal garage doors to driveway, ceiling light point, wall mounted Ideal boiler, power points, double glazed window to side elevation and UPVC double glazed door to side hardstanding



### 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhll  
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.