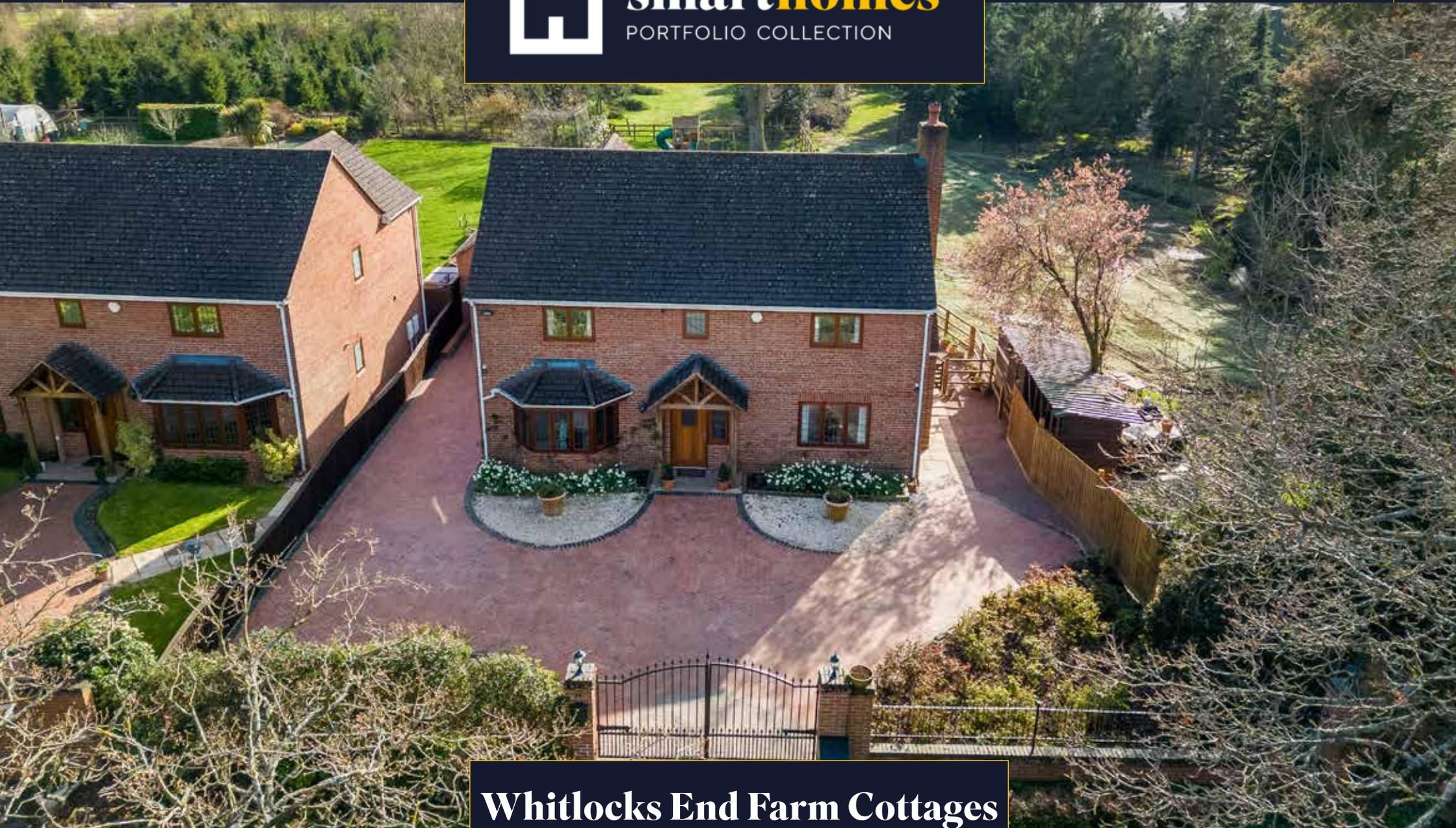




**smarthomes**  
PORTFOLIO COLLECTION



**Whitlocks End Farm Cottages**  
**Shirley**

**A beautifully presented detached family home situated within a private gated semi-rural location with delightful open views.**



**Combining contemporary and traditional living, this wonderful property offers spacious accommodation comprising a welcoming entrance hallway, spacious lounge, dining room, breakfast kitchen, utility room, superb orangery with log burning stove, guest W.C, four double bedrooms, two modern en-suite shower rooms, family bathroom, South/Westerly facing rear garden with beautiful open views, side garage, ample driveway parking and ancillary accommodation including a home office and wet room**

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 M&S, Waitrose, Asda, Sainsburys, Aldi, Lidl 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 within close proximity of train stations at both Shirley and Whitlocks End giving direct access to both Birmingham City Centre and Stratford Upon Avon, and the modern village of Dickens Heath is a short walk away offering a variety of shops, bars and restaurants as well as Dickens Heath Junior School.

The property is accessed via a private tree lined driveway and is set back behind an ornamental dwarf brick built wall with wrought iron railings and automated gates leading to an ample block paved driveway. There are Cotswold stone borders, well stocked rose borders and a feature Oak framed storm porch with an Oak double glazed front door leading into

### **Entrance Hallway**

With Oak parquet flooring, three ceiling light points, wall mounted radiator, built in storage cupboard with shelving, stairs with Oak balustrade leading to the first floor accommodation and Oak double doors leading off to

### **Spacious Dual Aspect Lounge**

*23' 9" x 13' 9" (7.24m x 4.19m)*

With a superb brick built inglenook fireplace with a stone hearth and freestanding log burner, Oak parquet flooring, three wall mounted radiators, wall light points, Oak framed double glazed window to front elevation and Oak glazed doors with matching side windows leading to Orangery

### **Dining Room to Front**

*15' x 12' (4.57m x 3.66m)*

With an Oak framed double glazed bay window to front elevation, Oak parquet flooring, wall mounted radiator and ceiling light point

### **Breakfast Kitchen**

*16' 5" x 14' 4" (5m x 4.37m)*

Being fitted with a range of Shaker style wall, base and drawer units with a marble work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding Range style cooker with extractor hood over, integrated dishwasher, tiling to splash back areas and floor, radiator, ceiling spot lights, Oak framed double glazed window, Oak stable door leading to Orangery and Oak door to

### **Walk in Pantry**

With fitted shelving, a stainless steel sink and drainer unit with mixer tap, Oak framed double glazed window to side, tiling to splash prone areas and floor and ceiling light point

### **Superb Orangery to Rear**

*35' 9" max x 15' 5" max (10.9m max x 4.7m max)*

With three sets of powder coated double glazed bi-fold doors leading to rear garden, two feature roof lanterns, two Oak framed double glazed windows to side, ceramic tiled flooring with under floor heating, freestanding log burner, ceiling spot lights, wall lighting and Oak courtesy door to garage



### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Vanity mirror, slate effect flooring, chrome heated towel rail and ceiling light point

### **Landing**

With an Oak framed double glazed window to rear elevation, ceiling light point, access to boarded loft space, airing cupboard and Oak door leading to

### **Master Bedroom to Rear**

*19' 9" x 14' 7" (6.02m x 4.44m)*

With powder coated double glazed doors overlooking rear garden, feature vertical radiator, a range of fitted furniture including bedside cabinets and triple fitted wardrobes with spot lights over and an Oak door leading to

### **Modern En-Suite Shower Room**

Being fitted with a modern white suite comprising of a large walk in shower with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an Oak framed double glazed window to the side elevation

### **Bedroom Two to Rear**

*14' 0" max x 13' 11" (4.27m max x 4.24m)*

With an Oak framed double glazed window to rear elevation, radiator, ceiling light point, double fitted wardrobe and Oak door to

### **Modern En-Suite Shower Room**

Being fitted with a modern white suite comprising of a shower enclosure, corner wash hand basin and a low flush corner W.C. Vertical radiator, tiling to splash prone areas and floor and ceiling spot lights

### **Bedroom Three to Front**

*12' 8" max x 10' 7" (3.86m max x 3.23m)*

With an Oak framed double glazed window to front elevation, double fitted wardrobe, radiator and ceiling light point





### **Bedroom Four to Front**

*14' 5" x 8' 11" (4.39m x 2.72m)*

With an Oak framed double glazed window to front elevation, radiator and ceiling light point

### **Family Bathroom to Front**

Being fitted with a white suite comprising of a panelled bath, separate shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot lights and an Oak framed double glazed window to front

### **Superb South/Westerly Facing Rear Garden**

With mainly laid to lawn with beautiful open views, retaining three bar fencing, Indian stone paved patio area, external power points and powder coated double glazed French doors leading to

### **Ancillary Home Office**

*12' 2" x 8' 3" (3.71m x 2.51m)*

With powder coated double glazed windows to side and rear elevations, tiled flooring with under floor heating, ceiling spot lights, a range of bespoke furniture including desks and storage and Oak door to

### **Wet Room**

*6' 9" x 5' 1" (2.06m x 1.55m)*

Being fitted with a modern white suite comprising of a wall mounted wash hand basin, a low flush W.C and shower with floor drain

### **Garage**

Located at the side of the property with an automated roller shutter door to property frontage, power and lighting and courtesy door to Orangery



## Floorplans

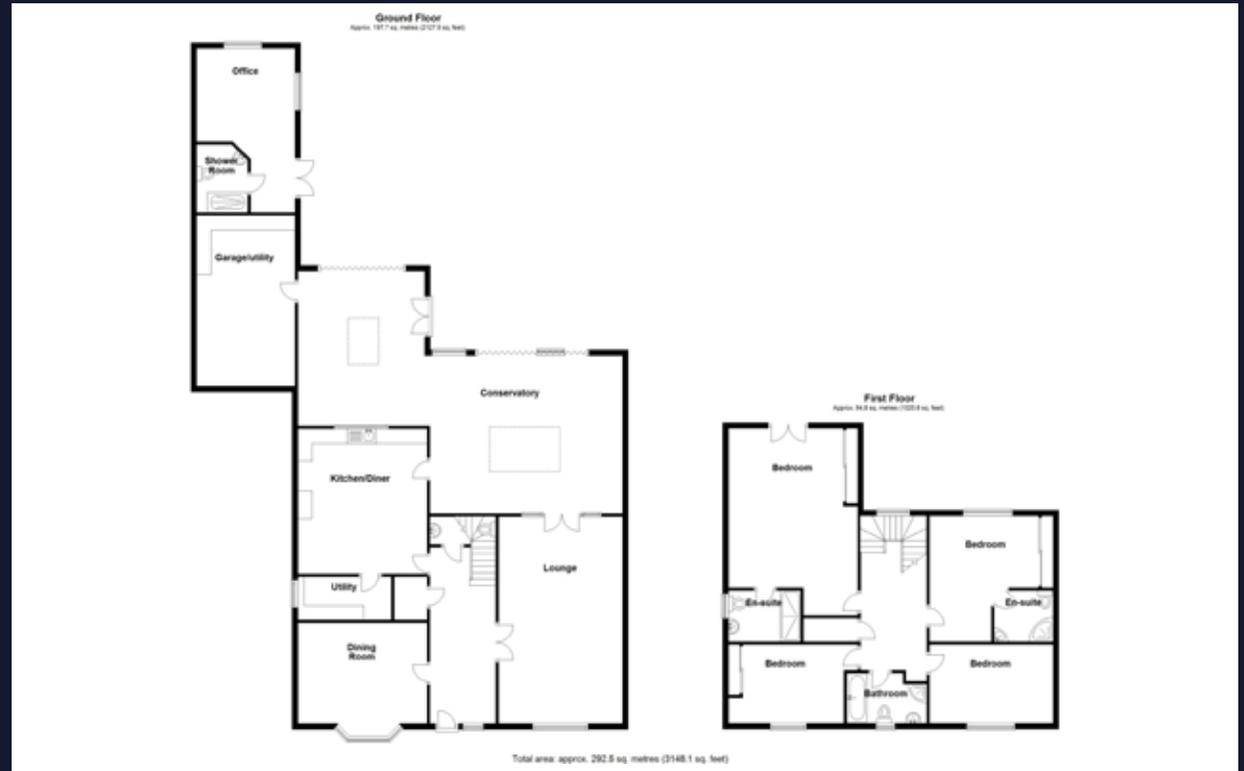
### General Information

#### Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

#### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.



### Energy Efficiency Rating



### Contact Us

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

**Tel: 0121 824 5133**

portfolio@smart-homes.co.uk

[www.portfolio-collection.smart-homes.co.uk](http://www.portfolio-collection.smart-homes.co.uk)