



smarthomes

## Fieldon Close

Shirley, Solihull, B90 3EB

- A Beautifully Presented and Recently Refurbished End-Terrace Property
- Three Double Bedrooms
- Re-Fitted Kitchen
- L Shaped Lounge/Diner

**£375,000**

EPC Rating - 66

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

#### **Porch**

With stripped timber effect flooring, UPVC double glazed window to front, contemporary glazed door leading to utility and contemporary glazed door leading to

#### **Entrance Hallway**

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



#### **L Shaped Lounge/Diner to Rear**

19' 2" x 14' max (5.84m x 4.27m max) With two sets of UPVC double glazed French doors leading to rear garden, two wall mounted radiators, coving to ceiling, two ceiling light points and a contemporary fire surround with floating stone effect electric fire

#### **Re-Fitted Kitchen to Front**

9' x 7' 6" (2.74m x 2.29m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas on glass hob with extractor hood over. Inset oven, integrated dishwasher, additional floating storage units, heated towel rail, LVT flooring, LED ceiling spot lights, double glazed door to side and a double glazed bow window to the front aspect



#### **Modern Ground Floor Shower Room**

6' 9" x 5' 9" (2.06m x 1.75m) Being fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, ceiling spot lights, bespoke shelving and under stairs storage

#### **Utility Room**

8' 10" x 6' 7" (2.69m x 2.01m) Fitted with a range of wall and base units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap. Space and plumbing for washing machine, UPVC double glazed window to front, heated towel rail and ceiling light point



#### **Landing**

With ceiling light point, loft hatch and doors leading off to



### Bedroom One to Rear

13' 5" x 9' 8" (4.09m x 2.95m) With double glazed window to rear elevation, radiator, double fitted wardrobes with top boxes and ceiling light point

### Bedroom Two to Rear

9' 10" x 8' 8" (3m x 2.64m) With double glazed window to rear elevation, radiator, triple fitted wardrobes with top boxes and ceiling light point

### Bedroom Three to Front

10' 10" x 9' 10" (3.3m x 3m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Front

Being fitted with a suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, ceiling light point, built in cupboard housing a wall mounted gas central heating boiler and an obscure double glazed window to the front elevation

### Landscaped Rear Garden

Being mainly laid to lawn with a decked patio area, timber built potting shed, cold water tap, security lighting, gated side access, panelled fencing to boundaries and two manually operated sun blinds



### 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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	

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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.