



smarthomes

Grafton Road

Shirley, Solihull, B90 1NQ

- A Well Presented Semi Detached Property
- Three Bedrooms
- Open Plan Family Room & Breakfast Kitchen
- South West Facing Rear Garden
- No Upward Chain

£300,000

EPC Rating 72

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 paved driveway providing off road parking extending to gated side access, up and over garage door, external lighting and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows and glazed door leading through to

Entrance Hallway

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



Lounge to Front

14' 7" x 13' 11" (4.44m x 4.24m) With double glazed bay window to front elevation, radiator, ceiling light point, feature wall mounted electric fire and door leading through to

Open Plan Family Room

17' 9" x 7' 11" (5.41m x 2.41m) With two radiators, two ceiling light points, door to storage cupboard, door to utility/guest WC and opening through to

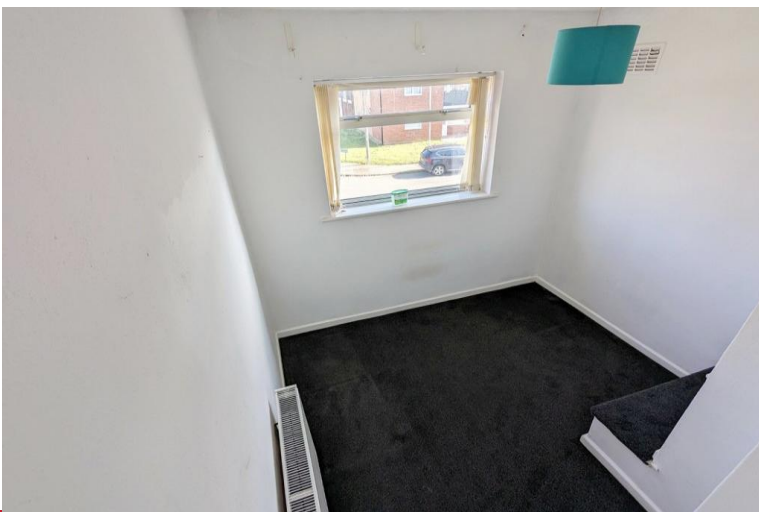


Extended Breakfast Kitchen to Rear

16' 2" x 10' 5" (4.93m x 3.18m) Being fitted with a range of high gloss wall and base units with complementary granite effect work surfaces and matching upstands, sink and drainer unit with mixer tap, space for cooker with extractor canopy over, integrated dishwasher and fridge freezer, breakfast bar seating area, tiled flooring, radiator, spot lights to ceiling, two roof skylights, double glazed window to rear and double glazed French doors leading out to the rear garden

Utility Room & Guest WC

9' 6" x 7' 2" (2.9m x 2.18m) Having fitted base units with granite effect work surfaces, inset sink with mixer tap, space and plumbing for washing machine, low flush WC, tiled flooring, ceiling light point, double glazed window to rear elevation and UPVC double glazed door to side



Accommodation on the First Floor

Landing

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

Bedroom One to Front

11' 7" x 9' 2" (3.53m x 2.79m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

10' 11" x 9' 3" (3.33m x 2.82m) With double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes with sliding doors and stripped wood effect flooring

Bedroom Three to Front

8' 4" x 8' 5" (2.54m x 2.57m) With double glazed window to front elevation, radiator, ceiling light point and over-stairs storage cupboard

Family Bathroom to Rear

8' 2" x 7' 8" (2.49m x 2.34m) Being fitted with a three piece white suite comprising; tiled panelled P-shaped bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator and ceiling light point



Garage

8' 2" x 16' 0" (2.49m x 4.88m) With wall mounted boiler, storage area, up and over garage door to driveway and door to side

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, mature trees and shrubs and gated access to side

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		84
(69-80)	C	72	
(55-68)	D		
(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.