



smarthomes

Olton Road

Shirley, Solihull, B90 3NE

- A Beautifully Presented & Extended Semi-Detached Period Property
- Two Double Bedrooms
- Extended & Re-Fitted Kitchen
- Luxury Re-Fitted Family Bathroom

£285,000

EPC Rating - 65

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 frontage extending to a part glazed front door leading into

Porch

With a ceiling light point and further wooden door leading to

Lounge to Front

14' 3" x 12' 3" (4.34m x 3.73m) With a UPVC double glazed bay window to front elevation with fitted shutters, wall mounted radiator, ceiling light point, two ceiling spot lights, bespoke fitted shelving and cupboards, log burning stove with Oak over mantle and door to



Dining Room to Rear

12' 3" x 11' 11" (3.73m x 3.63m) With a UPVC double glazed window to rear, fitted storage cupboards, Oak flooring, wall mounted radiator, ceiling light point and opening to

Inner Lobby Area

With stairs rising to first floor, under stairs storage cupboard, Oak flooring, two ceiling spot lights and door to



Extended & Re-Fitted Kitchen to Rear

17' 2" x 7' 8" max (5.23m x 2.34m max) Being re-fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, integrated dishwasher and space and plumbing for washing machine and tumble dryer. Breakfast bar, Oak flooring, tiling to splash back areas, feature vertical radiator, ceiling spot lights, Velux roof window, UPVC double glazed window to the side aspect and a UPVC double glazed door leading to rear garden



Landing

With ceiling spot lights, UPVC double glazed window to side, loft access via a drop down ladder and doors leading off to

Bedroom One to Front

12' 3" x 12' (3.73m x 3.66m) With double glazed window to front elevation with fitted shutters, decorative half height panelling, radiator, feature cast iron fireplace, two fitted double wardrobes and ceiling light point



Bedroom Two to Rear

12' x 9' 5" (3.66m x 2.87m) With a UPVC double glazed window to rear elevation, feature cast iron fireplace, fitted double wardrobe, radiator and ceiling light point

Luxury Re-Fitted Family Bathroom to Rear

10' x 7' 7" (3.05m x 2.31m) Being re-fitted with a luxury white suite comprising of a freestanding ball and claw bath with shower attachment, large separate walk in shower, pedestal wash hand basin and a low flush W.C. Schoolhouse style radiator, metro tiling to splash prone areas, wood effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

Extensive Rear Garden

Being mainly laid to lawn with paved patio area, further raised rear patio area with railway sleepers, Cotswold stone borders, panelled fencing to boundaries, shared gated side access and a brick built storage room with light point

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		83
(69-80)	C		
(55-68)	D	65	
(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.