



smarthomes

Neville Road

Shirley, Solihull, B90 2QT

- An Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Modern Fitted Kitchen
- Re-Fitted Family Shower Room

£400,000

EPC Rating 63

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 situated in an elevated position with open views to front and is set back from the road behind a block paved driveway providing off road parking with a laid lawn area to side and a UPVC double glazed door leading into

Enclosed Porch

With tiled threshold and a further glazed door leading to

Entrance Hallway

With ceiling light point, stripped timber effect flooring, storage cupboard, radiator, stairs leading to the first floor accommodation and door leading off to



Spacious Through Lounge/Diner

24' 1" x 10' 11" (7.34m x 3.33m) With a UPVC double glazed window to front elevation, UPVC double glazed French doors to rear garden, wall mounted radiator, two ceiling light points and an Adam style fire surround with marble hearth and a living flame gas fire

Modern Fitted Kitchen to Rear

14' 6" x 7' 6" (4.42m x 2.29m) Being fitted with a modern range of wall, base and drawer units with a work surface over incorporating a composite 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. Eye level Neff "Slide & Hide" electric oven and a further eye level electric oven and grill, breakfast bar, pantry with shelving, metro tiling to splash back areas, radiator, ceiling light point, a UPVC double glazed window to the rear aspect and glazed door leading to



Utility Room

11' 6" x 7' 8" (3.51m x 2.34m) Fitted with a range of wall and base units with a work surface over incorporating a sink with mixer tap. Space and plumbing for washing machine, obscure double glazed doors to side and rear, double glazed window to rear, wall mounted gas central heating boiler, ceiling light point and courtesy door to garage

Landing

With ceiling light point, obscure double glazed window to side, access to a boarded loft space with lighting via a drop down ladder and doors leading off to

Bedroom One to Rear

11' 1" x 11' (3.38m x 3.35m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

11' 4" x 11' 3" (3.45m x 3.43m) With double glazed window to front elevation, radiator, ceiling light point and full width fitted wardrobes with mirrored sliding doors





Bedroom Three to Front

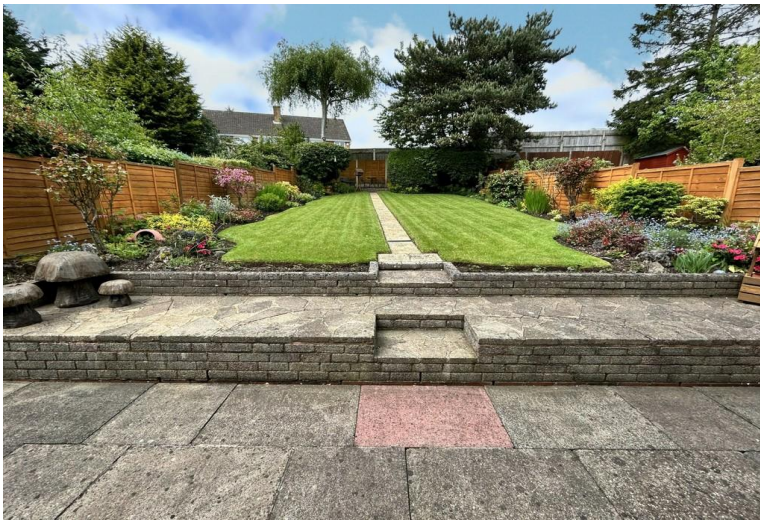
10' 8" x 7' 6" (3.25m x 2.29m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Shower Room to Rear

Being re-fitted with a modern white suite comprising of a large walk in shower with overhead monsoon soaker and a vanity wash hand basin. Heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation

Separate W.C

With a modern white low flush W.C, obscure UPVC double glazed window to side and a ceiling light point



Westerly Facing Rear Garden

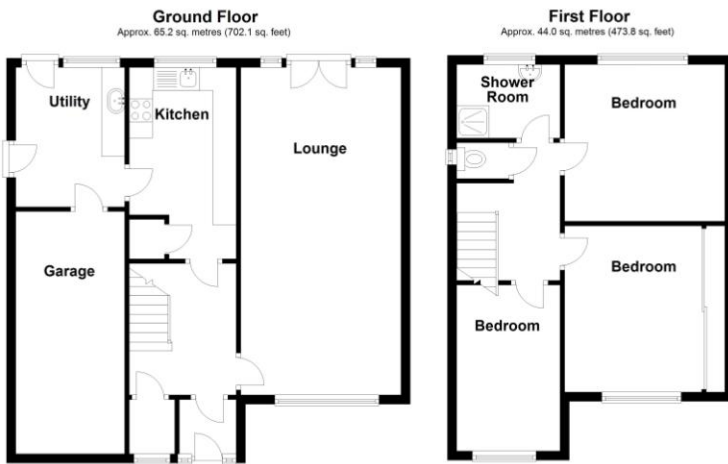
Being mainly laid to lawn with crazy paved patio areas, timber potting shed, panelled fencing to boundaries and a well stocked flowering shrubs and bushes

Garage

17' 10" x 7' 8" (5.44m x 2.34m) Located at the side of the property with an up and over door for vehicular access, shelving, ceiling light point and courtesy door to utility

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 Nigel Hodges. Current council tax band – D.



Total area: approx. 109.3 sq. metres (1176.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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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