



smarthomes

## Shakespeare Road

Shirley, Solihull, B90 4RL

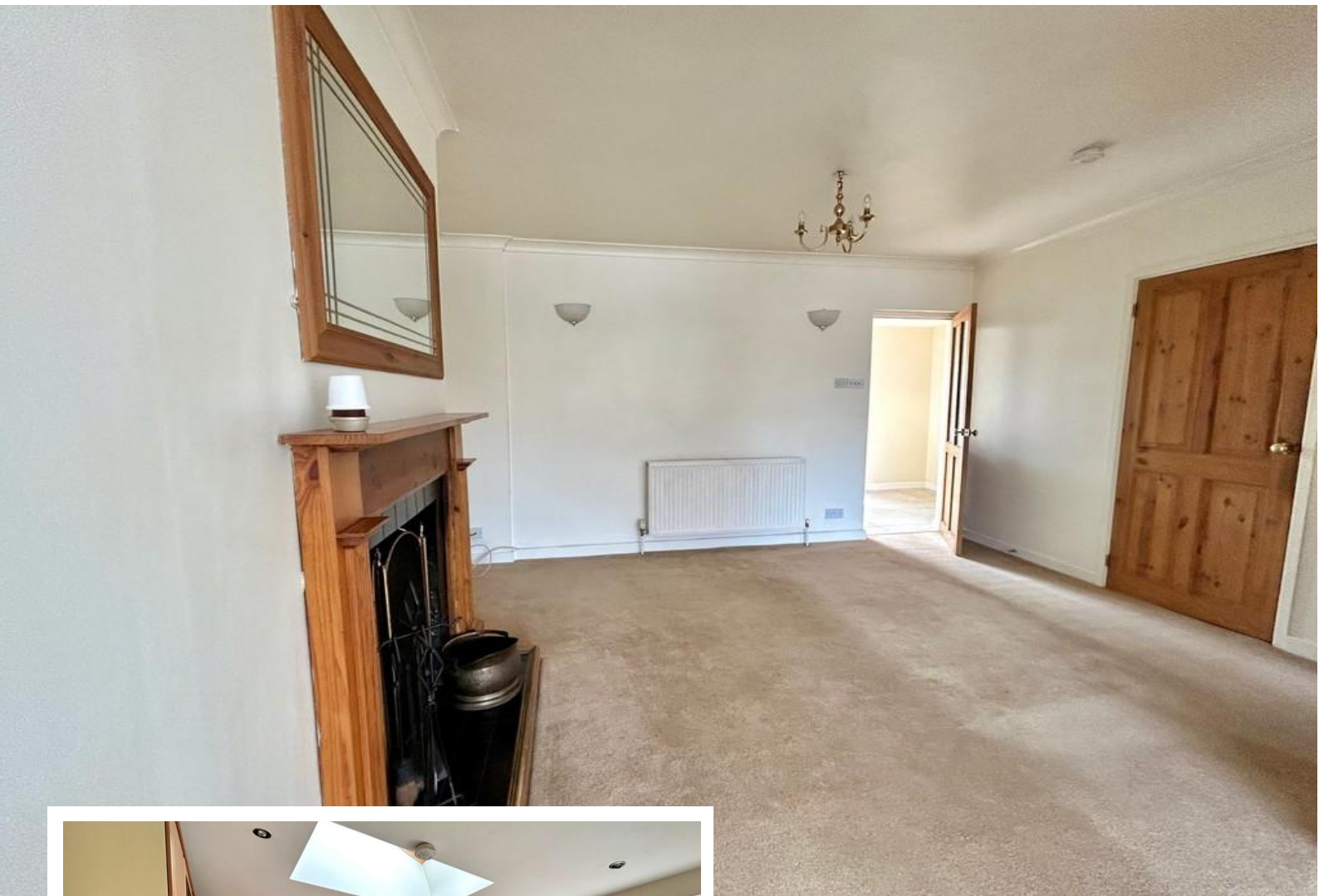
- An Extended Semi Detached Property
- Three Bedrooms
- Enlarged Lounge Diner
- Extended Breakfast Kitchen
- South West Facing Rear Garden With Garage To Rear
- No Upward Chain

**£295,000**

EPC Rating TBC

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 UPVC double glazed double doors leading into

#### **Enclosed Porch**

With double glazed windows, tiled flooring and door leading through to

#### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, feature panelling beneath dado rail, tiled flooring and part glazed door leading through to



#### **Enlarged Lounge Diner to Front**

22' 7" x 13' 1" max (6.88m x 3.99m) With double glazed bay window to front elevation, two ceiling light points, wall lighting, two radiators, coving to ceiling, feature fireplace with wooden surround, useful under-stairs store cupboard and door leading through to



#### **Extended Breakfast Kitchen to Rear**

15' 9" x 9' 2" (4.8m x 2.79m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven and grill, space and plumbing for dishwasher, space for fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear, Velux window, UPVC double glazed doors leading out to the South West facing rear garden and one to the side, door to utility area and door leading into

#### **Study/Home Office to Rear**

6' 9" x 4' 11" (2.06m x 1.5m) With double glazed window to rear elevation, ceiling light point and radiator



#### **Utility Area**

5' 0" x 2' 3" (1.52m x 0.69m) With space and plumbing for washing machine and obscure window to side

#### **Accommodation on the First Floor**

#### **Landing**

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



### Bedroom One to Rear

10' 0" x 8' 4" up to wardrobe (3.05m x 2.54m) With double glazed window to rear elevation, access to loft space, built in wardrobes, radiator, laminate flooring, picture rail and ceiling light point

### Bedroom Two to Front

9' 11" x 9' 4" (3.02m x 2.84m) With double glazed window to front elevation, radiator and ceiling light point

### Bedroom Three to Front

6' 1" x 7' 5" (1.85m x 2.26m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point



### Family Bathroom to Rear

Being fitted with a three piece suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls and floor, radiator and ceiling light point

### South West Facing Rear Garden

Being mainly laid to lawn with paved patio, well stocked shrub borders and paved pathway extending to garage to rear with rear vehicle access



### 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 – C.

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