



smarthomes

Sansome Road

Shirley, Solihull, B90 2BH

- A Well Maintained Semi Detached Property
- Three Bedrooms
- Lounge Diner & Modern Kitchen
- Re-Fitted Family Bathroom
- Large South Facing Rear Garden
- No Upward Chain

£325,000

EPC Rating 59

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 paved driveway providing off road parking extending to shared drive to side and UPVC double glazed sliding door leading into

Enclosed Porch

With double glazed windows, laminate flooring and obscure glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to



Lounge Diner

27' 10" x 10' 2" (8.5m x 3.1m) With double glazed window to front elevation, two ceiling light points, wall lighting, two radiators, wood effect flooring, two electric fireplaces and double glazed patio doors leading out to the South facing rear garden

Modern Kitchen to Rear

12' 5" x 5' 10" (3.8m x 1.8m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, metro style tiling to splashback areas, space for cooker with extractor canopy over, space and plumbing for washing machine, space for fridge, ceiling light point, tiled flooring, double glazed window to rear and door leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point, obscure glazed window to side, loft access with potential for conversion subject to planning permission and doors leading off to

Bedroom One to Front

15' 1" x 8' 6" (4.6m x 2.6m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Two to Rear

12' 1" x 8' 6" (3.7m x 2.6m) With double glazed window to rear elevation, radiator, dado rail, ceiling light point and a range of fitted furniture





Bedroom Three to Front

7' 10" x 5' 10" (2.4m x 1.8m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes

Re-Fitted Family Bathroom to Rear

7' 6" x 5' 6" (2.3m x 1.7m) Being re-fitted with a three piece white suite comprising; P-shaped panelled bath with centralised mixer tap, electric Mira shower over and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to rear, complementary tiling to walls, radiator, non-slip flooring and spot lights to ceiling



South Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, side gate access to shared driveway, door to garage, mature shrub borders and timber framed Summer house

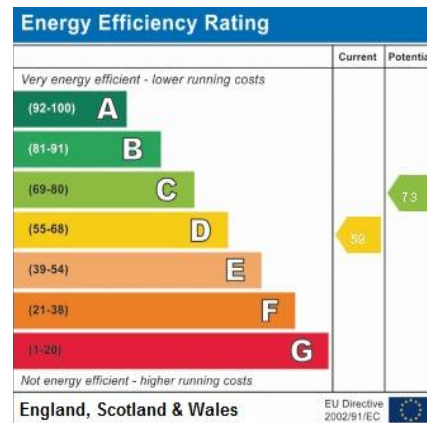
Garage

31' 2" x 7' 6" (9.5m x 2.3m) With UPVC obscure double glazed door to garden, window, ceiling light point, electric power points and garage doors to driveway



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



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