



smarthomes

Geoffrey Road

Shirley, Solihull, B90 2HN

- A Beautifully Presented Semi-Detached Family Home
- Two Double Bedrooms
- Extended & Re-Fitted Kitchen/Diner
- Southerly Facing Rear Garden

£300,000

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 edged tarmac driveway providing off road parking extending to a storm porch with a composite front door leading into

Entrance Hallway

With polished tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Through Lounge

21' 3" x 9' 10" (6.5m x 3m) With a UPVC double glazed bay window to front elevation, UPVC double glazed door with matching side windows to rear, wall mounted radiator, two ceiling light points and a feature marble fireplace with space for a freestanding fire

Extended & Re-Fitted Kitchen/Diner

15' 8" max x 11' 9" max (4.8m max x 3.6m max) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Integrated fridge and freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light point and spot lights, under stairs storage area, UPVC double glazed windows to the front and rear aspects and a UPVC double glazed door to rear garden



Landing

With ceiling light point, obscure double glazed window to side, loft hatch and door leading off to



Bedroom One to Front

13' 5" max x 10' 9" max (4.1m max x 3.3m max) With double glazed bay window with fitted storage and seating to front elevation, a further double glazed window to front elevation, vertical radiator and ceiling light point



Bedroom Two to Rear

10' 2" x 10' (3.1m x 3.05m) With double glazed window to rear elevation, radiator and ceiling light point

Modern Family Bathroom to Rear

6' 10" x 5' 6" (2.1m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

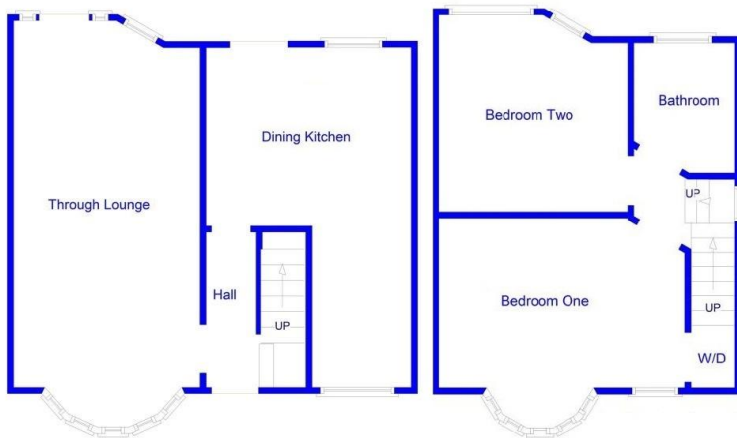


Southerly Facing Rear Garden

Being mainly laid to lawn with concrete and decked patio areas, mature shrubs and bushes and panelled fencing to boundaries

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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