



smarthomes

Queens Avenue

Shirley, Solihull, B90 2NT

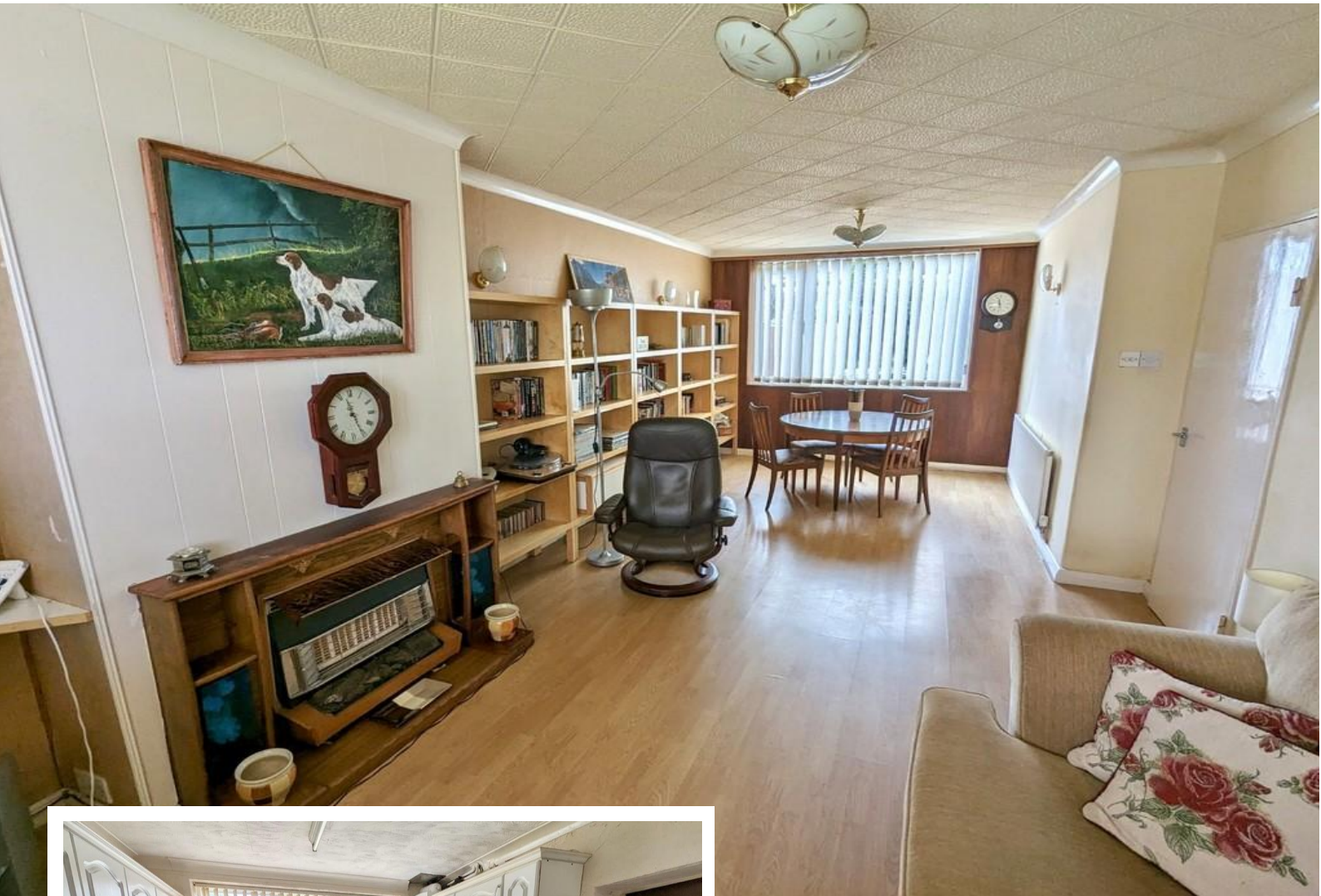
- A Three Bedroom Semi Detached Property
- Superb Potential To Extend Subject To Planning Permission
- Pleasant West Facing Rear Garden
- No Upward Chain

Offers in Region of £357,500

EPC Rating - 72

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 set back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to garage door and UPVC double glazed sliding door leading into

Enclosed Porch

With double glazed windows and door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, door to useful cloaks cupboard, coving to ceiling and doors leading off to



Through Lounge Diner

24' 1" x 10' 1" (7.34m x 3.07m) With double glazed windows to front and rear elevations, two radiators, fireplace, coving to ceiling, two ceiling light points, wall lighting, laminate flooring and door to

Kitchen to Rear

10' 10" x 8' 7" (3.3m x 2.62m) Being fitted with a range of wall, drawer and base units with complementary laminate work surface, sink and drainer unit with mixer tap, four ring hob with extractor over, inset electric oven, radiator, ceiling light point, coving to ceiling, tiled flooring, wall mounted Worcester Bosch boiler, under-stairs storage, double glazed window to rear and door leading through to



Utility Room

12' 8" x 8' 8" (3.86m x 2.64m) With window and door to rear garden, WC with obscure window to rear, space and plumbing for washing machine, base unit with sink, work bench, lighting and sliding door to garage

Accommodation on the First Floor

Landing

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

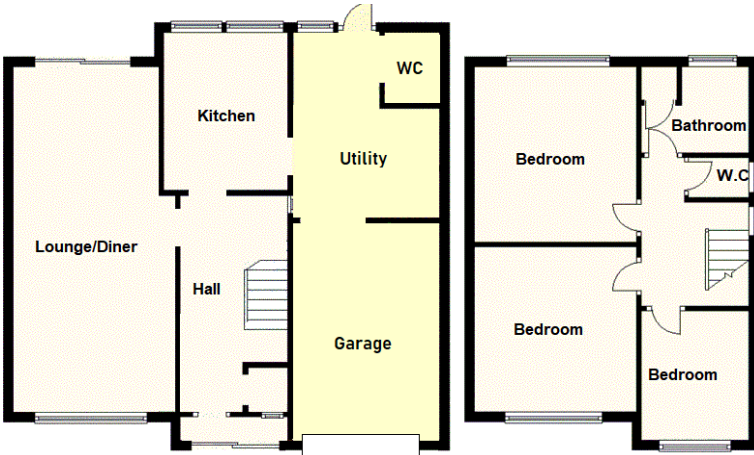
Bedroom One to Front

12' 4" x 11' 5" (3.76m x 3.48m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point



Bedroom Two to Rear

11' 9" x 11' 5" (3.58m x 3.48m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point



Bedroom Three to Front

7' 5" x 8' 7" (2.26m x 2.62m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Separate WC

With low flush WC, tiling to half height, obscure double glazed window, ceiling light point and wood effect flooring

Shower Room to Rear

6' 0" x 7' 7" (1.83m x 2.31m) Having a shower enclosure with electric shower, vanity sink, obscure double glazed window to rear, ceiling light point, radiator, coving to ceiling and tiling to walls

West Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathways, fencing to boundaries and raised stone chipping terrace to rear with mature trees and shrubs

Garage

9' 8" x 15' 2" (2.95m x 4.62m) With electric up and over garage door to driveway, power and lighting

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(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.