



smarthomes

Mancetter Road

Shirley, Solihull, B90 3RB

- A Three Bedroom Semi Detached Property In Need Of Modernisation
- No Upward Chain
- Superb Potential For Extension Subject To Planning Permission
- Currently Within Tudor Grange Academy Catchment

£339,500

EPC Rating 54

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 block paved driveway providing off road parking extending to gated access to side, up and over garage door and UPVC obscure double glazed door leading through to

Lounge Diner

22' 11" x 12' 1" max (7.0m x 3.7m) With double glazed window to front elevation, two ceiling light points, dado rail, two radiators, gas fireplace with marble hearth and wooden surround, coving to ceiling, double glazed sliding patio doors leading out to the South East facing rear garden and part glazed door leading into



Inner Lobby

With stairs leading to the first floor accommodation, ceiling light point and door leading into

Kitchen to Rear

12' 1" x 7' 2" (3.7m x 2.2m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset oven and grill, space and plumbing for washing machine, space for fridge freezer, ceiling light point, laminate flooring, double glazed window to rear and UPVC double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

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

Bedroom One to Front

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Two to Rear

10' 2" x 11' 9" (3.1m x 3.6m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobes with sliding doors

Bedroom Three to Front

9' 2" x 7' 2" (2.8m x 2.2m) With double glazed window to front elevation, radiator and ceiling light point





Family Bathroom to Rear

7' 2" x 6' 10" (2.2m x 2.1m) Being fitted with a three piece suite comprising; panelled corner bath with telephone effect mixer tap and shower attachment, shower cubicle with Triton electric shower and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, radiator, coving to ceiling, extractor and ceiling light point

Separate WC

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



Garage

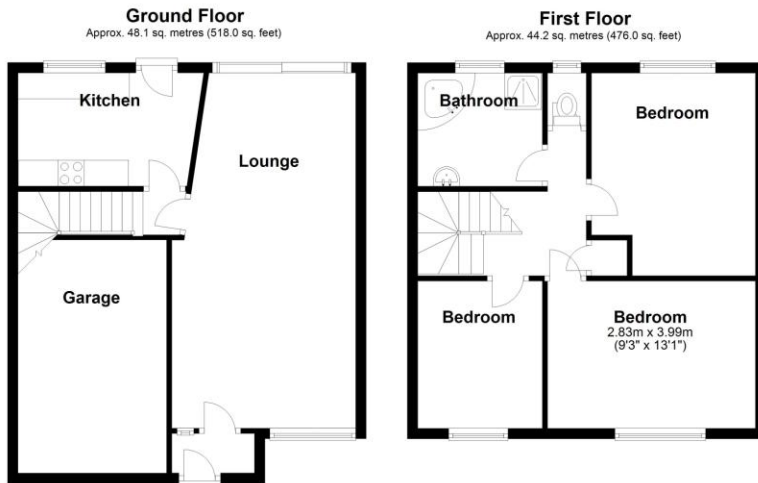
17' 0" x 7' 10" (5.2m x 2.4m) With metal up and over garage door to driveway, wooden door to side, ceiling light point and power points

South East Facing Rear Garden

With lawned area, paved patio, mature shrubs, trees and bushes, fencing to boundaries, door to garage and gated side access 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 Nigel Hodges. Current council tax band – D.



Total area: approx. 92.3 sq. metres (994.0 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (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.