



smarthomes

## Shirley Park Road

Shirley, Solihull, B90 2BZ

- A Recently Constructed Detached Dormer Bungalow
- Three Good Size Bedrooms
- Superb Open Plan Family Kitchen
- En-Suite Shower Room

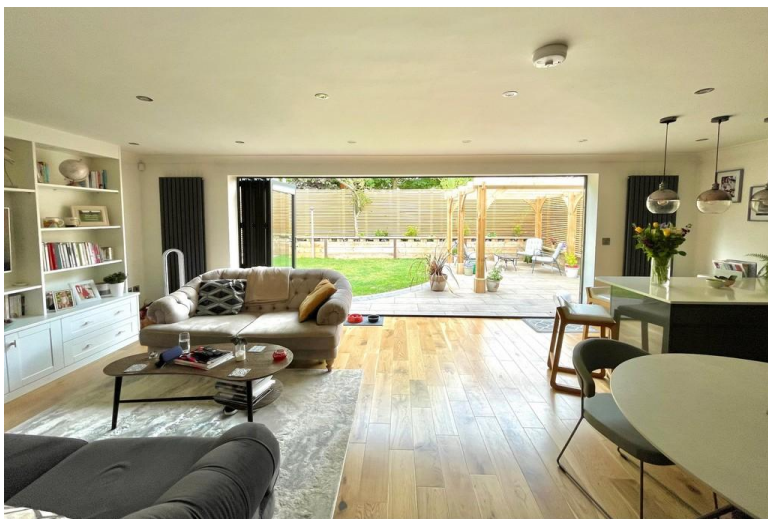
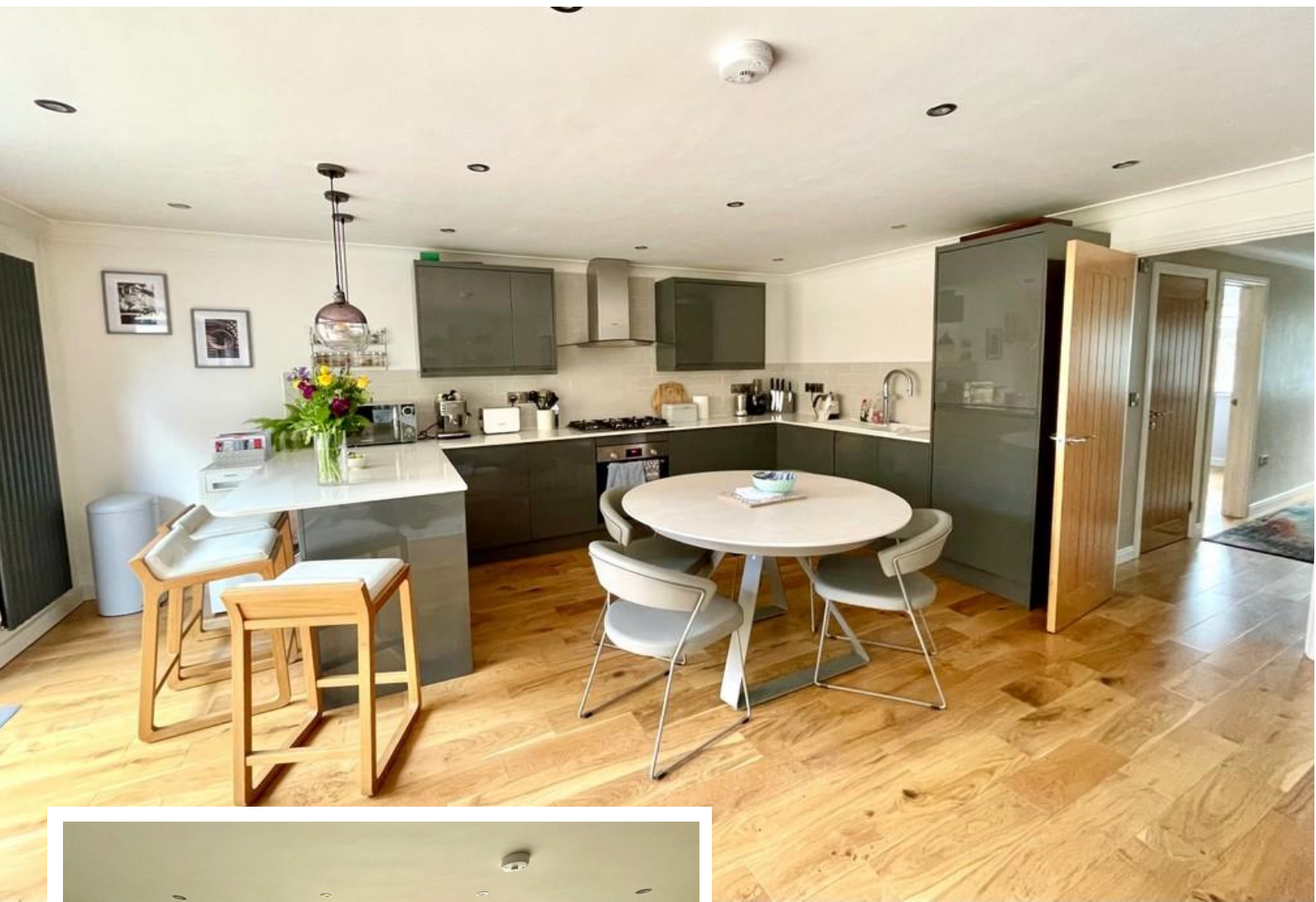
**£425,000**

EPC Rating - 84

Current Council Tax Band - E







## 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.





This deceptively spacious property is set back from the road behind a granite blocked driveway providing off road parking extending to a composite front door with glazed leaded inset leading into

### **Large Entrance Hall**

With alarm control panel, wall mounted radiator, engineered oak flooring and oak doors radiating off to

### **Superb Open Plan Kitchen Family Room to Rear**

23' 7" x 18' 2" (7.19m x 5.54m) Being fitted with high gloss wall and base units with Corian worktop, inset five ring gas hob, inset Bosch oven, integrated 50/50 fridge freezer, dishwasher and washing machine and a Blanco sink and drainer unit with feature mixer tap. Breakfast bar area, complementary tiling to water prone areas, feature ceiling lights, inset down lighters, concealed lighting to wall units and a contemporary vertical wall mounted radiator. Wall mounted infra-red alarm sensor, engineered oak flooring and bi-fold doors with fitted blinds leading out to landscaped rear garden. Bespoke fitted entertainment wall with shelving cupboards and facility for wall mounted TV and an oak door leading to comms cupboard for security cameras, electric trip switch fuse board and alarm control panel



### **Bedroom Two to Front**

14' 10" x 13' 3" (4.52m x 4.04m) With UPVC double glazed window to front elevation, wall mounted radiator, coving to ceiling, engineered oak flooring and ceiling light point



### **Bedroom Three to Front**

11' 3" x 8' 5" (3.43m x 2.57m) With UPVC double glazed window to front elevation, wall mounted radiator, engineered oak flooring and ceiling light point



### **Family Bathroom**

Being fitted with a modern white suite comprising contemporary floating wash hand basin with mixer tap, panelled bath with shower over and glazed screen and close coupled W.C. An obscure UPVC double glazed window to side, complementary tiling to walls, ceramic tiling to floor, chrome ladder style towel rail and inset down lighters





### Inner Hallway

With engineered oak flooring and spindle balustrade staircase with oak rail leading to

### Master Bedroom

18' 7" x 18' 4" (5.66m x 5.59m) With a UPVC double glazed dormer window to front elevation, two Velux windows to rear elevation with fitted blinds, built in wardrobes, eaves storage, two wall mounted radiators, ceiling spot lights and door to

### En-Suite Shower Room

Being fitted with a contemporary three piece white suite comprising walk-in shower, low flush W.C and wash hand basin. Attractive tiling, chrome ladder style radiator and an obscure UPVC double glazed window to side

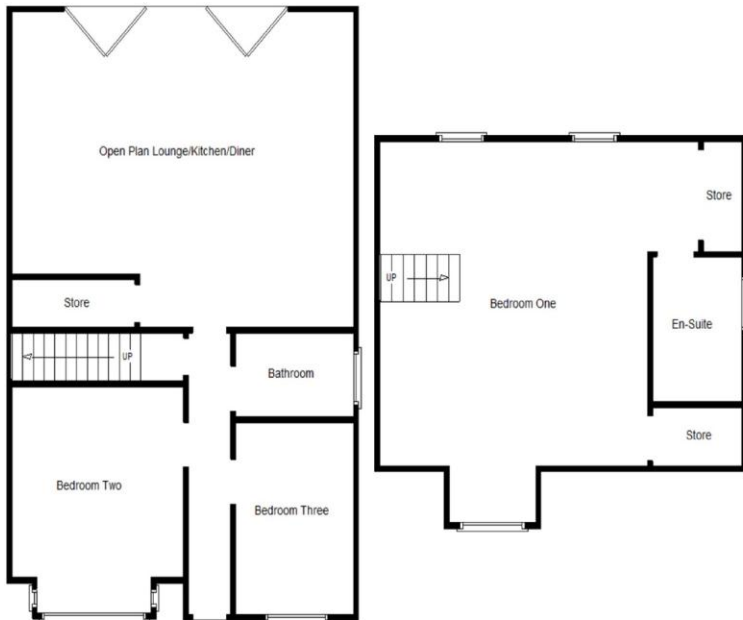
### Landscaped Rear Garden

With a porcelain paved patio, lawned area, railway sleepers, pergola, feature fencing to sides and rear, gated side access and side storage shed



### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Council tax band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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 are 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.