



smarthomes

Stratford Road

Shirley, Solihull, B90 4EE

- A Most Conveniently Situated Semi-Detached Property
- Two Double Bedrooms
- Two Reception Rooms
- Modern En-Suite Shower Room

£325,000

EPC Rating - 64

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 tarmac driveway providing off road parking with a lawn area to side, slate chipped area and a block paved pathway extending to a UPVC double glazed door leading into

Lounge to Front

13' x 12' (3.96m x 3.66m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, wood effect flooring, brick built fireplace and glazed double doors leading to



Dining Room to Side

12' 11" x 10' (3.94m x 3.05m) With a UPVC double glazed window to side, brick built fireplace, stairs rising to first floor, wall mounted radiator, ceiling light point, wood effect flooring and door to

Modern Fitted Kitchen to Rear

14' 5" x 5' 10" (4.39m x 1.78m) Being 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 gas hob with extractor hood over and oven below. Integrated fridge/freezer, space and plumbing for washing machine, concealed wall mounted gas central heating boiler, radiator, ceiling spot lights, a UPVC double glazed window to the rear aspect and UPVC double glazed door leading to garden



Modern Ground Floor Bathroom to Rear

Being fitted with a modern white suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the rear elevation



Landing

With ceiling light point, UPVC double glazed window to side and doors leading off to

Bedroom One to Rear

10' 5" x 9' 11" (3.18m x 3.02m) With double glazed window to rear elevation, radiator, ceiling light point and door to

Modern En-Suite Shower Room to Side

Being fitted with a modern white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Bedroom Two to Front

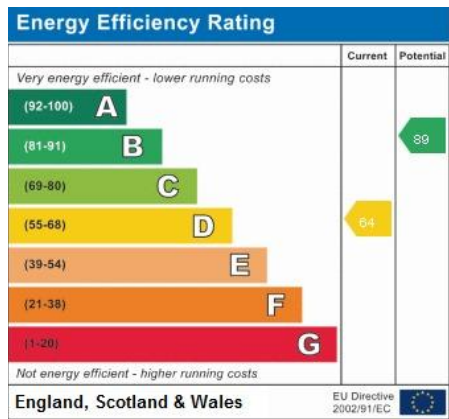
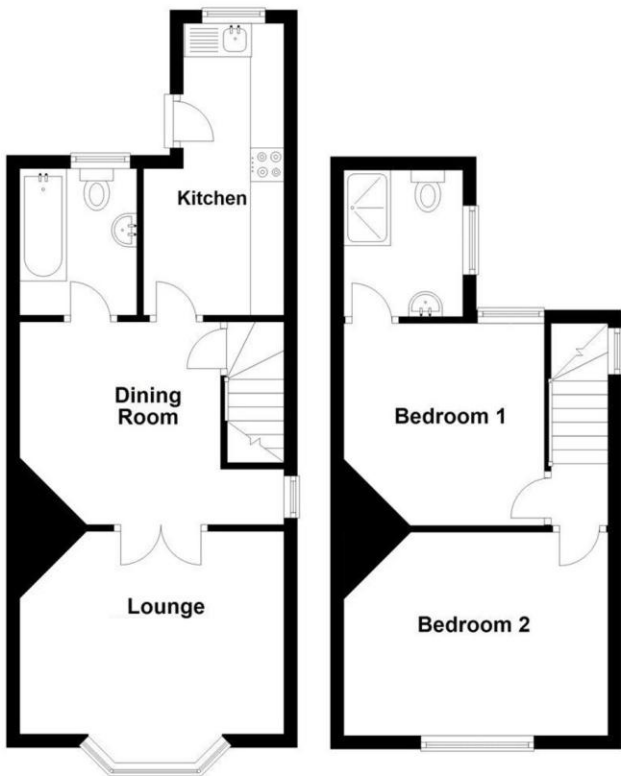
13' x 9' 11" (3.96m x 3.02m) With double glazed window to front elevation, radiator and ceiling light point

South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, gated side access, two brick built out buildings 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 vendor. Current council tax band - C



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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.