



smarthomes

Solihull Road

Shirley, Solihull, B90 3HS

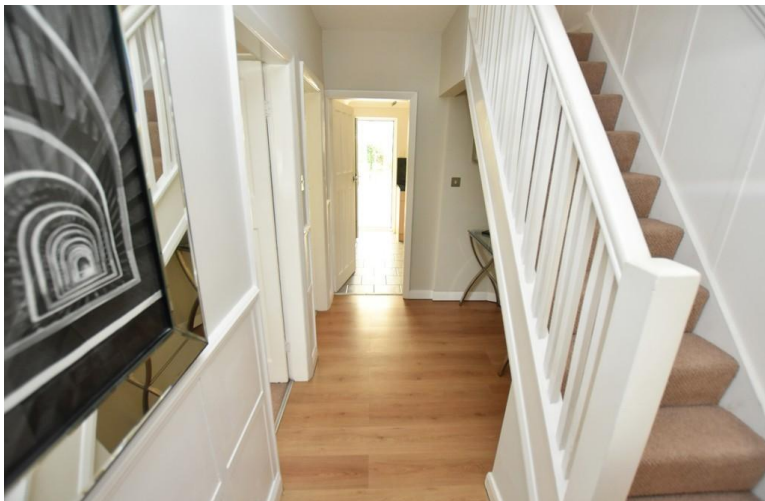
- A Well Presented Semi Detached Property
- Three Bedrooms
- Two Reception Rooms, Extended Kitchen & Conservatory
- Re-Fitted Four Piece Family Bathroom
- Large South East Facing Rear Garden

Offers Over £400,000

EPC Rating - 53

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 garage doors and feature storm porch with UPVC double glazed door leading through to

Entrance Hallway

With wood effect flooring, stairs leading to the first floor accommodation, radiator, ceiling light point, obscure windows to front, dado rail with panelling below, door to garage/store and doors leading off to

Reception Room One to Front

13' 8" max x 11' 0" max (4.17m x 3.35m) With double glazed bay window to front elevation, picture rail, ceiling light point, coving to ceiling, radiator and feature cast iron fireplace with tiled hearth and wooden surround

Reception Room Two to Rear

16' 7" x 10' 6" (5.05m x 3.2m) With ceiling light point, coving to ceiling, radiator, gas fireplace and double glazed sliding patio doors leading through to



Conservatory

8' 6" max x 16' 7" (2.59m x 5.05m) With double glazed windows, polycarbonate roof, polished tiled flooring, double glazed French doors leading out to the rear garden and UPVC double glazed door leading into



Extended Kitchen to Rear

8' 9" x 11' 9" (2.67m x 3.58m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching backsplash, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven and grill, space and plumbing for washing machine, integrated dishwasher and fridge, cupboard housing boiler, radiator, tiled flooring, ceiling light points, coving to ceiling and double glazed window to rear

Landing

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

Bedroom One to Front

8' 9" x 13' 7" max (2.67m x 4.14m) With double glazed bay window to front elevation, radiator, ceiling light point, wood effect flooring and fitted wardrobes with sliding mirrored doors





Bedroom Two to Rear

13' 1" x 8' 6" (3.99m x 2.59m) With double glazed window to rear elevation, radiator, ceiling light point, wood effect flooring and fitted wardrobes with sliding doors

Bedroom Three to Front

7' 2" x 6' 2" (2.18m x 1.88m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Four Piece Family Bathroom to Rear

9' 0" x 6' 2" (2.74m x 1.88m) Being re-fitted with a four piece white suite comprising; tiled panelled bath, low flush WC, vanity wash hand basin with useful storage below and over-sized walk-in shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to water prone areas and floor, ladder style radiator and spot lights to ceiling

Large South East Facing Rear Garden

Being mainly laid to lawn with paved patio, hedging to boundaries and a range of mature shrubs, trees and bushes



Garage/Store

15' 1" x 5' 6" (4.6m x 1.68m) With ceiling light point, double wooden doors to driveway and door to hallway

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		
(69-80) C		72
(55-68) D	53	
(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.