



smarthomes

Baxters Road

Shirley, Solihull, B90 2RS

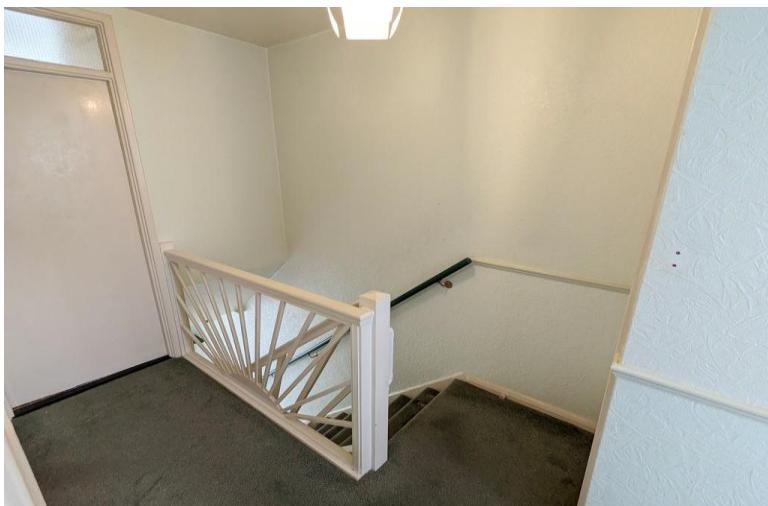
- A Spacious Mid-Terrace Family Home
- Three Bedrooms
- Conservatory
- No Upward Chain

Offers Over £250,000

EPC Rating - 68

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 communal parking area and communal lawn with a shared footpath leading to a private lawned front garden. A further paved footpath leads to a UPVC front door giving access into

Porch

With two storage cupboards and a further glazed door leading to

Entrance Hallway

With wall lighting, radiator, stairs leading to the first floor accommodation, useful under-stairs storage area and door leading off to



Lounge to Front

13' 11" x 11' 4" (4.24m x 3.45m) With UPVC double glazed bow window to front elevation, wall mounted radiator, ceiling light point and feature stone effect fireplace with electric fire

Kitchen/Diner to Rear

12' x 10' (3.66m x 3.05m) Being fitted with a range of wall, base and drawer units with a granite work surface over incorporating an inset 1 1/2 bowl sink and drainer unit with mixer tap over. Freestanding gas cooker extractor hood over, freestanding washing machine, integrated fridge and freezer, tiling to splash back areas, radiator, ceiling light point and a UPVC double glazed window to the rear aspect



Conservatory

13' 2" x 6' 3" (4.01m x 1.91m) With double glazed windows, polycarbonate roof, cold water tap, tiled flooring and double glazed French doors leading out to the rear garden

Guest W.C

Being fitted with a suite comprising a low flush W.C and wall mounted wash hand basin. Window to rear, tiling to splash back areas and ceiling light point



Landing

With ceiling light point, loft hatch, airing cupboard and doors leading off to

Bedroom One to Front

14' x 9' 10" (4.27m x 3m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture including wardrobes, chests of drawers and over bed storage



Bedroom Two to Rear

12' x 11' max (3.66m x 3.35m max) With double glazed window to rear elevation, wall to wall fitted wardrobes, radiator and ceiling light point

Bedroom Three to Front

10' 1" max x 7' 5" max (3.07m max x 2.26m max) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling light point and an obscure UPVC double glazed window to the rear elevation

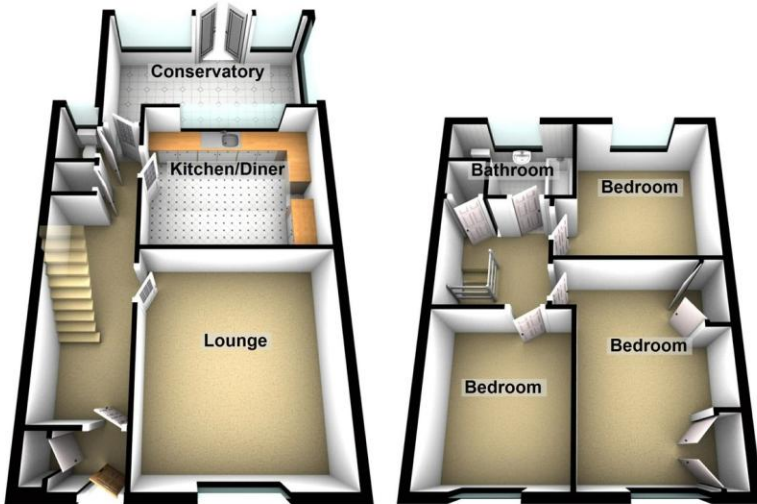


Rear Garden

Being slate chipped for ease of maintenance with planted shrubs and bushes, gated rear access, panelled fencing to boundaries and a brick built storage shed with 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 vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	88	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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