



smarthomes



- A Well Presented Detached Family Home
- Four Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom

Rushbury Close, Shirley, Solihull, B90 3LD

A well presented detached family home situated in a most sought after and convenient location. Offering accommodation comprising a spacious through lounge, dining room/home office, re-fitted breakfast kitchen, utility room, conservatory, guest W.C, master bedroom with en-suite shower room, three further bedrooms, re-fitted family bathroom, private South/Westerly facing rear garden, garage store and driveway parking

Offers Over £600,000

EPC Rating - 73

Current Council Tax Band - F



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 laid lawn area and paved footpath extending to a canopy porch with hardwood glazed front door leading into

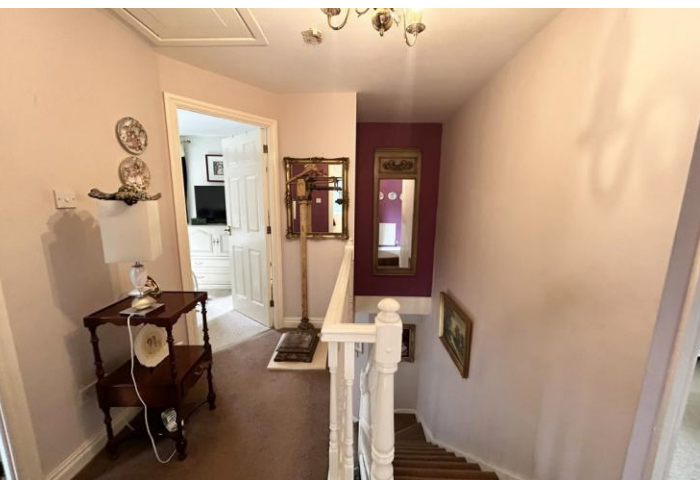


Entrance Hallway

With ceiling light point, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Dining Room/Home Office to Front

10' 10" x 10' 4" (3.3m x 3.15m) With two double glazed windows to front elevation, wall mounted radiator and ceiling light point



Dual Aspect Lounge

21' 03" x 13' 3" (6.48m x 4.04m) With a feature fireplace with marble hearth, wall mounted radiator, wall light points, two double glazed windows to front elevation and double glazed sliding patio door leading to



Conservatory

28' 2" x 12' max (8.59m x 3.66m max) With double glazed windows, polycarbonate roof with electronic roof window, tiled flooring, radiator, wall light points, ceiling fan and light, two sets of double glazed French doors leading out to the rear garden and opening into

Re-Fitted Breakfast Kitchen to Rear

19' 2" x 9' 7" (5.84m x 2.92m) Being re-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. Space for Range style cooker with extractor hood over, integrated dishwasher, tiling to splash back areas, wood effect flooring, ceiling spot lights, a double glazed window to the rear aspect and access to

Utility Room

6' x 5' 4" (1.83m x 1.63m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine, tiling to splash back areas, wood effect flooring and ceiling light point

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Obscure double glazed window, tiling to half height and floor, chrome heated towel rail and ceiling light point

Landing

With ceiling light point, radiator and doors leading off to

Bedroom One to Front

11' 10" (3.61m) With a double glazed window to front elevation, radiator, ceiling light point, wall to wall fitted wardrobes and door to

En-Suite Shower Room to Front

Being fitted with a white suite comprising of a shower enclosure, bidet, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, wood effect flooring, ceiling light point and a feature obscure double glazed window to the front elevation

Bedroom Two to Rear

9' 9" x 9' 8" (2.97m x 2.95m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted furniture including wardrobes, top boxes and drawers

Bedroom Three to Front

10' 10" x 10' 8" (3.3m x 3.25m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

9' 9" x 9' 7" (2.97m x 2.92m) With double glazed window to rear elevation, wall to wall mirror fronted wardrobes, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

9' 8" x 6' 11" (2.95m x 2.11m) Being re-fitted with a modern white suite comprising of a bathtub, corner shower enclosure, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Private South/Westerly Facing Rear Garden


Being mainly laid to lawn with paved patio areas, panelled fencing to boundaries, well stocked showering shrub borders and gated side access

Garage Store

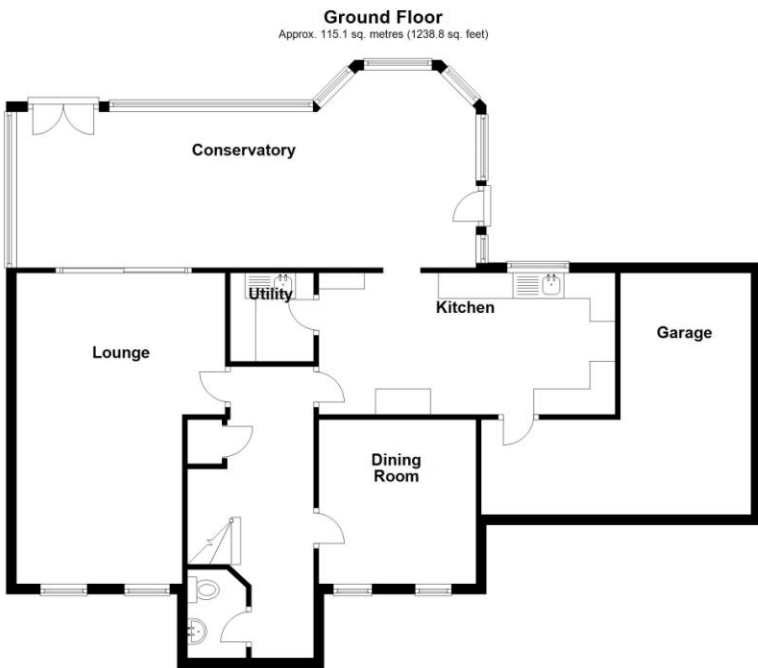
17' 8" max x 8' 7" max (5.38m max x 2.62m max) Located at the side of the property with two up and over doors to property frontage and ceiling light point

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 – F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(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	





Total area: approx. 173.9 sq. metres (1872.3 sq. feet)



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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 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.