



smarthomes



Swinbrook Way, Shirley, Solihull, B90 3LZ

£675,000

- A Spacious Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms & Conservatory
- South West Facing Rear Garden

A spacious detached family home in a quiet cul-de-sac location currently within Tudor Grange Academy Catchment benefitting from four double bedrooms, two reception rooms, breakfast kitchen, utility room, guest WC, conservatory, four piece en-suite bathroom, family shower room, South West facing rear garden with timber home office, double garage and off road parking.

Council Tax Band – G.

EPC Rating – 60.



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 lawned fore garden and block edged tarmac driveway providing off road parking extending to gated side access to rear garden, up and over double garage doors, external lighting and feature porch area with tiled flooring and composite double glazed front door leading through to

Entrance Hallway

With obscure window to front, ceiling light point, radiator, feature Karndean flooring, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Breakfast Kitchen to Front

11' 1" x 13' 5" (3.4m x 4.1m) Being fitted with a range of wall, drawer and base units incorporating wine rack, complementary Granite work surfaces with matching upstands and splashbacks, inset sink with mixer tap, five ring Siemens gas hob with Siemens extractor canopy over, inset eye-level Siemens double oven and grill, integrated Bosch dishwasher, space for American style fridge freezer, fitted seating area, radiator, spot lights to ceiling, double glazed windows to front and side and tiled flooring



Guest WC

With obscure double glazed window to side, WC with enclosed cistern and storage cupboards either side, vanity sink with splashback, radiator, ceiling light point and tiled flooring

Utility Room to Rear

7' 6" x 8' 10" (2.3m x 2.7m) Being fitted with a range of wall and base units with complementary work surfaces, tiling to splashbacks, sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, breakfast bar style work station, tiled flooring, ceiling light point and double glazed door with matching window to side leading out to the South West facing rear garden

Dining Room to Rear

10' 5" x 10' 2" (3.2m x 3.1m) With ceiling light point, coving to ceiling, radiator and opening through to

Conservatory

12' 5" x 10' 5" (3.8m x 3.2m) With double glazed windows, double glazed French doors leading out to the rear garden, electric heater, ceiling light point and power points

Lounge to Rear

16' 4" x 13' 9" (5.0m x 4.2m) With double glazed windows to side and rear, double glazed French doors leading out to the South West facing rear garden, ceiling light point, coving to ceiling, radiator and gas fireplace with tiled hearth and stone surround

Accommodation on the First Floor

Landing

With ceiling light point, loft access, two useful storage cupboards, radiator and doors leading off to

Bedroom One to Front

17' 0" x 11' 5" (5.2m x 3.5m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes with built-in vanity area and opening into

Four Piece En-Suite Bathroom to Front

9' 2" x 9' 10" (2.8m x 3.0m) Being fitted with a four piece white suite comprising; panelled bath, corner shower cubicle with thermostatic overhead shower and additional shower attachment, low flush WC and vanity wash hand basin, obscure double glazed window to front, tiling to walls and floor, radiator, extractor and spot lights to ceiling

Bedroom Two to Rear

12' 5" x 11' 5" (3.8m x 3.5m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

12' 9" x 12' 9" (3.9m x 3.9m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

12' 1" x 11' 9" (3.7m x 3.6m) With double glazed window to rear elevation, radiator and ceiling light point

Family Shower Room to Rear

8' 2" x 6' 6" (2.5m x 2.0m) Being fitted with a three piece white suite comprising of; over-sized corner shower cubicle with aqua-panelling and thermostatic shower, low flush WC and pedestal wash hand basin with obscure double glazed window to rear, complementary tiling to walls and floor, ladder style radiator, extractor, wall lighting and ceiling light point

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, mature shrub borders, timber built home office, gated side access to driveway and exterior lighting

Timber Home Office

9' 2" x 7' 6" (2.8m x 2.3m) With double glazed windows, ceiling light point, tiled flooring and power points

Double Garage

18' 11" x 16' 9" (5.77m x 5.11m) With two up and over garage doors to driveway

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 - G





316 Stratford Road, Shirley,
Soliuhull, West Midlands, B90
3DN

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

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