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Limbrick Close

Shirley, Solihull, B90 2LS

- A Beautifully Presented Semi Detached Family Home
- Three Double Bedrooms
- Breakfast Kitchen
- Re-Fitted Four Piece Family Bathroom

£325,000

EPC Rating 61

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 block paved driveway providing off road parking extending to gated side access, up and over garage door and UPVC obscure double glazed door leading into

Enclosed Porch

With tiled flooring, ceiling light point and glazed door leading through to

Welcoming Entrance Hallway

With ceiling light point, coving to ceiling, feature radiator, herringbone Karndean flooring, stairs leading to the first floor accommodation and doors leading off to



Breakfast Kitchen to Front

11' 9" x 6' 10" (3.6m x 2.1m) Being fitted with a range of high gloss wall and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated dishwasher, breakfast bar seating area, under-cupboard lighting, tiled flooring, ceiling light points, double glazed window to front and UPVC obscure double glazed door to side

Lounge Diner to Rear

18' 8" x 11' 9" (5.7m x 3.6m) With ceiling light point, double glazed window to rear, double glazed French doors leading out to the rear garden, herringbone Karndean flooring and two feature radiators



Utility Room

8' 10" x 7' 6" (2.7m x 2.3m) Having fitted base cupboards with sink and drainer unit, laminate work surface, tiling to splashback areas, space and plumbing for washing machine and tumble dryer, space for fridge freezer, ceiling light point and door leading into garage/store

Accommodation on the First Floor

Landing

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



Bedroom One to Rear

12' 1" x 9' 10" (3.7m x 3.0m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Two to Rear

8' 10" x 8' 6" (2.7m x 2.6m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

12' 1" x 9' 10" (3.7m x 3.0m) With double glazed window to front elevation, radiator, ceiling light point, fitted storage and stairs leading to useable loft space

Re-Fitted Four Piece Family Bathroom to Front

8' 10" x 8' 6" (2.7m x 2.6m) Being re-fitted with a four piece white suite comprising; freestanding feature bath with centralised mixer tap, WC with enclosed cistern, vanity sink with storage below and shower cubicle with thermostatic rainfall shower with additional shower attachment, obscure double glazed window to front, complementary tiling to water prone areas, ladder style radiator, extractor and spot lights to ceiling

Useable Loft Space

15' 8" x 12' 5" (4.8m x 3.8m) with restricted head height With Velux window to rear, storage cupboards to eaves and spot lights to ceiling

Delightful Rear Garden

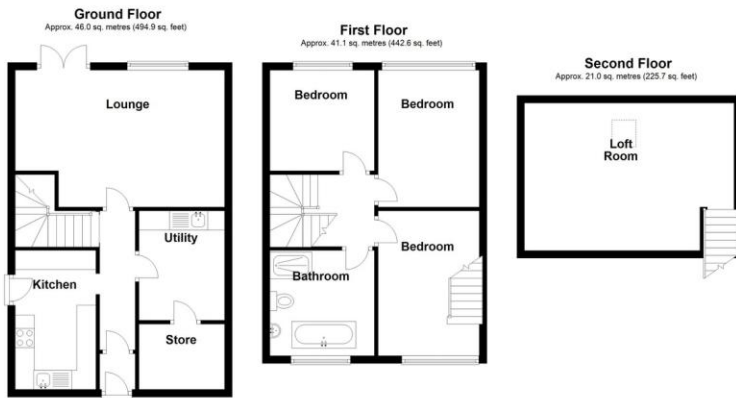
Having a block paved patio, steps to raised lawned area, paved pathway, fencing to boundaries, mature shrub borders, gated access to driveway, Cotswold stone chipping terrace to rear and potting shed

Garage

7' 10" x 6' 2" (2.4m x 1.9m) With lighting and up and over garage door 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 Nigel Hodges. Current council tax band – C.



Total area: approx. 108.1 sq. metres (1163.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(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.