



smarthomes

Bellamy Close

Shirley, Solihull, B90 3DJ

- A Beautifully Presented & Extended End-Terrace Property
- Two Double Bedrooms
- Two Modern En-Suites
- Spacious Enlarged Re-Fitted Kitchen/Diner

Offers in Region of

£300,000

EPC Rating - 69

Current Council Tax Band - B





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 UPVC double glazed door leading into

Enclosed Porch

With double glazed window to property frontage, wood effect tiled flooring, fitted storage unit and further obscure glazed door leading to

Enlarged & Re-Fitted Kitchen/Diner to Front

17' 3" x 14' 2" max (5.26m x 4.32m max) Being re-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, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated slimline dishwasher, fridge and freezer and wine rack. Wood effect tiling to floor with under floor heating, radiator, LED ceiling spot lights and plinth lighting. A UPVC double glazed window to the front aspect with bespoke shutters, feature staircase rising to first floor, door to utility cupboard with space and plumbing for washing machine and glazed pocket doors leading to



Extended Lounge to Rear

15' 4" x 14' 2" max (4.67m x 4.32m max) With UPVC double glazed French doors leading to rear garden, two Velux roof windows, wall mounted radiator, wall light points, ceiling spot lights, oak herringbone flooring and a media wall incorporating hard wiring for a wall mounted TV and Warme firebox feature fire



Landing

With feature LED lighting and oak doors leading off to

Bedroom One to Rear

14' 1" max x 11' 8" (4.29m max x 3.56m) With double glazed window to rear elevation with bespoke blinds and plinth lighting, access to loft space, hard wiring for wall mounted TV, radiator, ceiling spot lights and oak door to



Modern En-Suite Shower Room

Being fitted with a modern white Villeroy & Boch suite comprising of a shower enclosure with overhead hansgrohe monsoon soaker, wall mounted wash hand basin and a low flush W.C. Illuminated vanity mirror with radio and Bluetooth, polished porcelain tiling to full height and floor and LED ceiling spot lights



Bedroom Two to Front

9' 2" x 7' 9" (2.79m x 2.36m) With double glazed window to front elevation with bespoke blinds, radiator, hard wiring for wall mounted TV, ceiling spot lights, wall to wall fitted wardrobes with sliding mirrored doors, wood effect flooring and oak door to

Modern En-Suite Bathroom to Front

Being fitted with a modern white suite comprising of a panelled bath with hansgrohe shower attachment, bespoke vanity wash hand basin and a low flush W.C. Illuminated vanity mirror with radio and Bluetooth, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the front elevation



Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, wall and panelled fencing to boundaries and courtesy gate leading to side

Garage

Located in a separate block at the rear of the property

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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

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

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.