



smarthomes

Stroud Road

Shirley, Solihull, B90 2JX

- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Family Shower Room
- Superb Open Plan Family Kitchen/Diner & Orangery

£400,000

EPC Rating - 63

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 edged tarmac driveway providing off road parking with low level fencing to side boundaries and a UPVC double glazed door leading into

Enclosed Porch

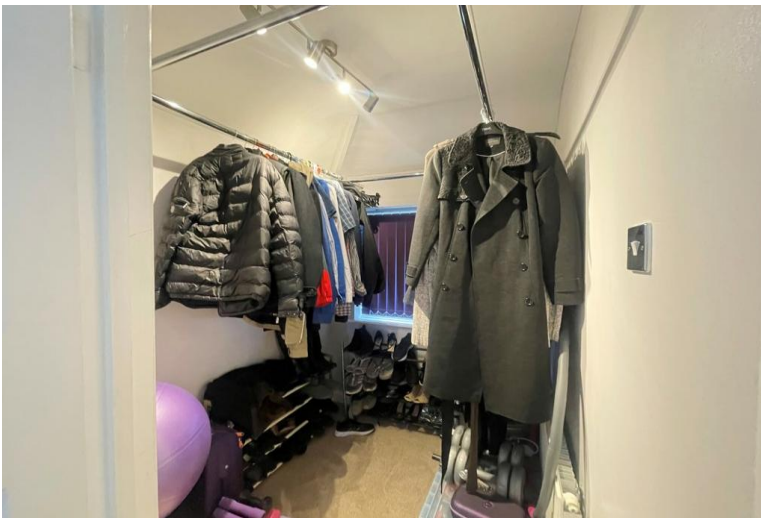
With double glazed windows to property frontage and sides, stripped timber effect flooring and further composite door leading to

Entrance Hallway

With oak effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

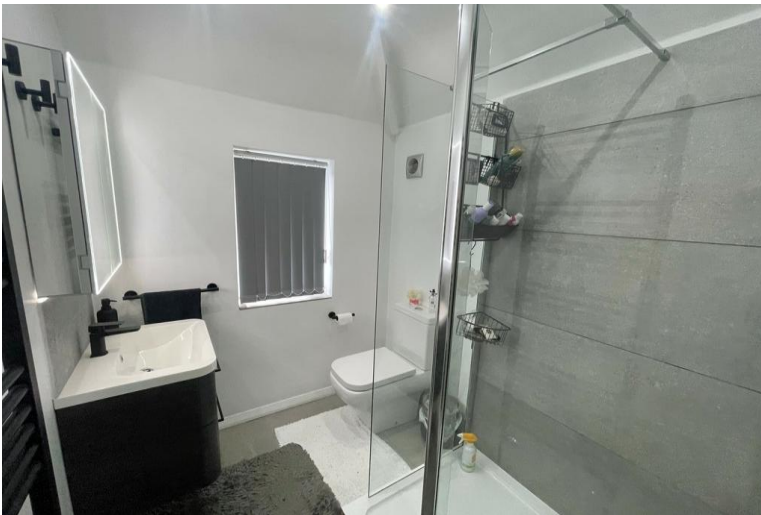
Lounge to Front

13' 5" x 9' 11" (4.09m x 3.02m) With UPVC double glazed bay window to front elevation, stripped timber effect flooring, wall mounted radiator and ceiling light point



Superb Open Plan Family Kitchen/Diner & Orangery

25' 8" x 14' 7" max (7.82m x 4.44m max) The kitchen area is 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, further incorporating a 4 ring induction hob with feature extractor hood over. Eye level oven and grill, integrated dishwasher, space for American fridge/freezer, feature exposed brick wall, wood effect flooring, vertical radiator, ceiling spot lights and light point. The orangery has a feature roof lantern, powder coated bi-fold doors leading to rear garden, wood effect flooring, ceiling spot lights, radiator and double glazed door leading to



Utility Room

12' 7" x 6' 10" (3.84m x 2.08m) With a polycarbonate roof, UPVC double glazed French doors to rear and door to garage

Landing

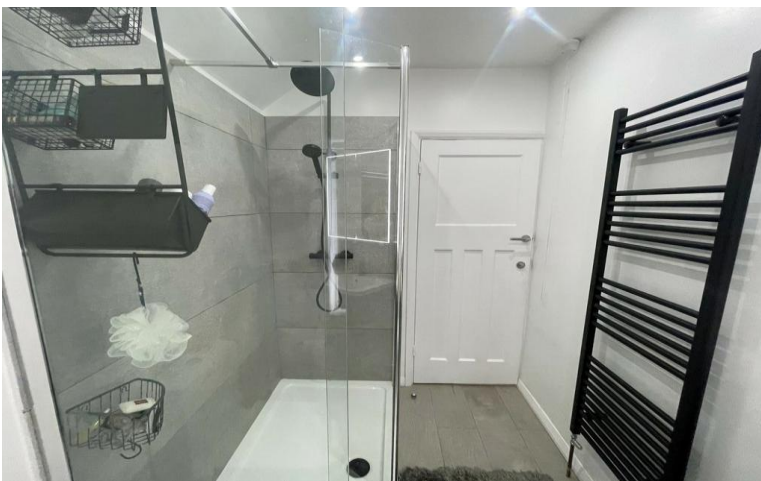
With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

13' 8" x 9' 10" (4.17m x 3m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 11" x 9' 11" (3.94m x 3.02m) With double glazed window to rear elevation, radiator and ceiling light point





Bedroom Three to Front

6' 7" x 5' 6" (2.01m x 1.68m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Shower Room to Rear

Being re-fitted with a modern white suite comprising of a large walk in shower with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Landscaped Rear Garden

With a granite block patio area, further paved patio area, external power points and lighting, railway sleeper borders, artificial lawn and panelled fencing to boundaries

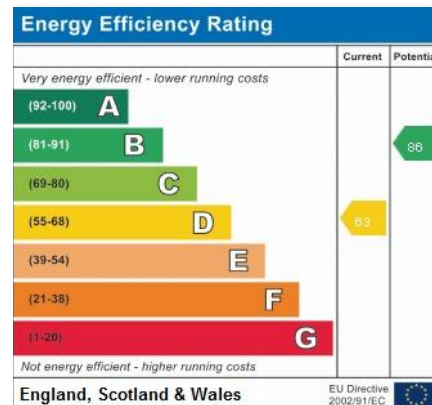


Garage

20' 11" x 7' 3" (6.38m x 2.21m) Located at the side of the property with side hung doors for vehicular access, wall mounted gas central heating boiler, ceiling light point, space and plumbing for washing machine, courtesy door to utility and access to guest W.C

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



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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.