



smarthomes

Stratford Road

Shirley, Solihull, B90 4BE

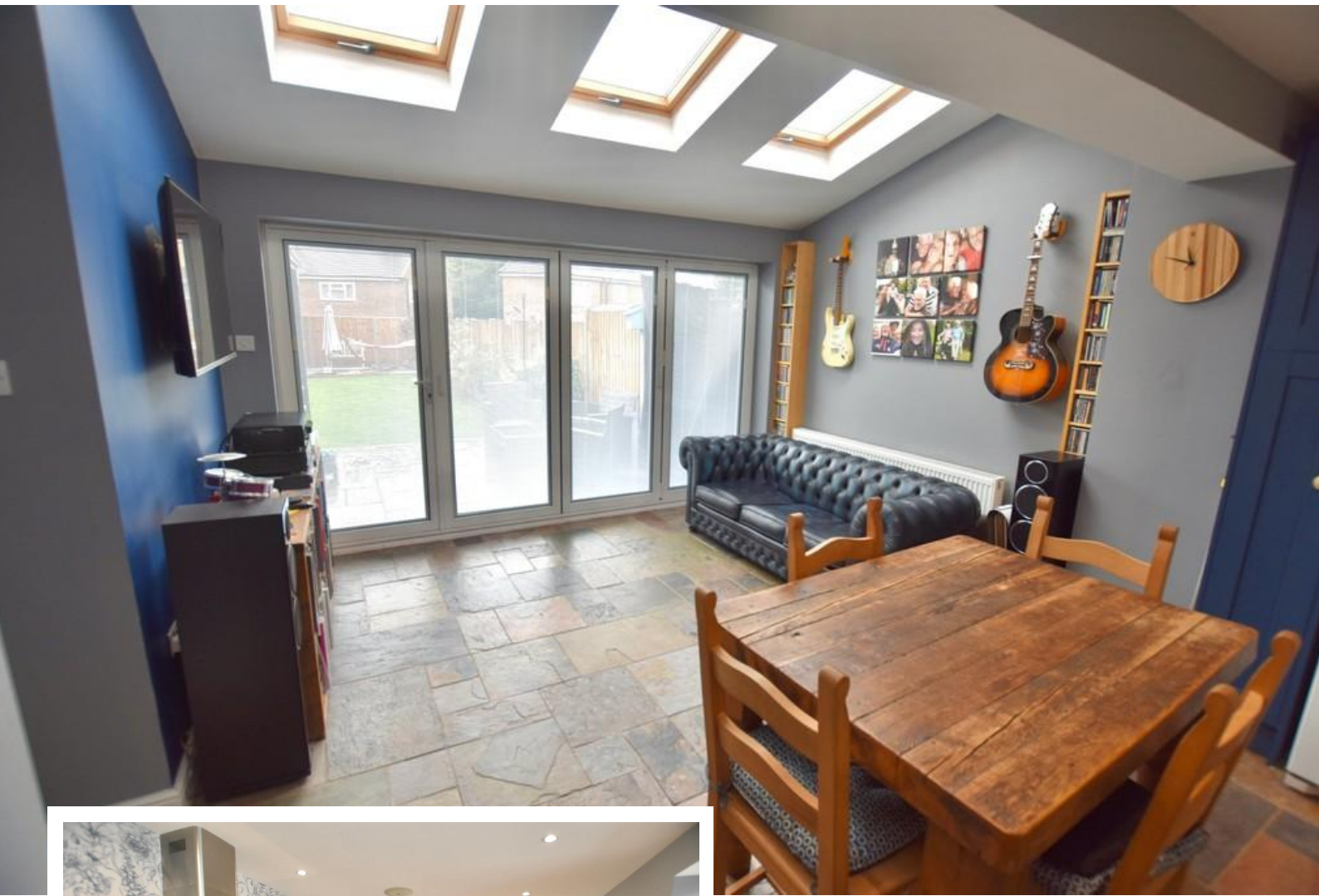
- A Beautifully Presented Semi Detached Property
- Three Bedrooms
- Impressive Extended Family Dining Kitchen
- Landscaped Rear Garden
- Family Bathroom & Ground Floor Wet Room

Offers Over £370,000

EPC Rating 72

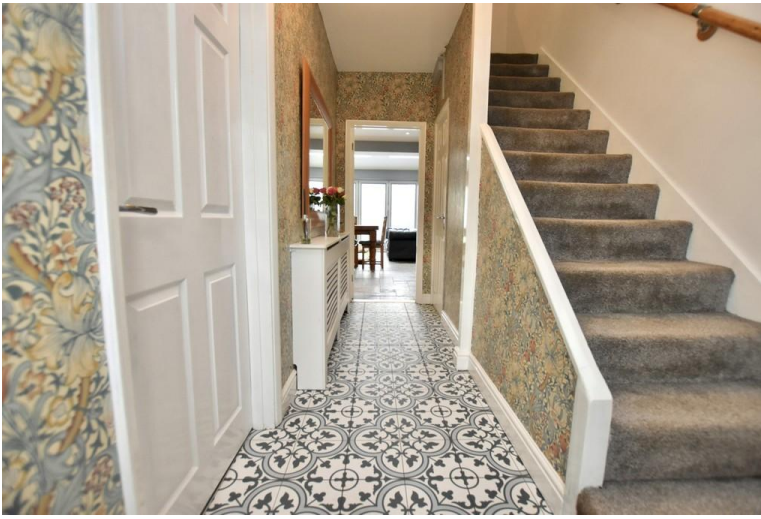
Current Council Tax Band C





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 lawned fore garden and gravel driveway providing off road parking extending to double gated side access and canopy porch with part glazed front door leading through to

Entrance Hallway

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

Lounge to Front

11' 9" x 13' 5" (3.58m x 4.09m) With double glazed window to front elevation, wall lighting, radiator and feature log burning stove with tiled hearth and wooden mantle



Extended Family Dining Kitchen to Rear

19' 8" max x 18' 3" max (5.99m x 5.56m) Being fitted with a range of wall, drawer and base units with complementary wooden work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, four ring Zanussi hob with extractor canopy over, inset eye-level double Zanussi oven and grill, space for American style fridge freezer, door to useful storage/pantry cupboard, radiator, spot lights to ceiling, ceiling speakers, tiled flooring, feature vaulted ceiling with Velux windows, double glazed window to side, double glazed folding doors leading out to the rear garden and inner hallway with further radiator, loft hatch and doors leading off to

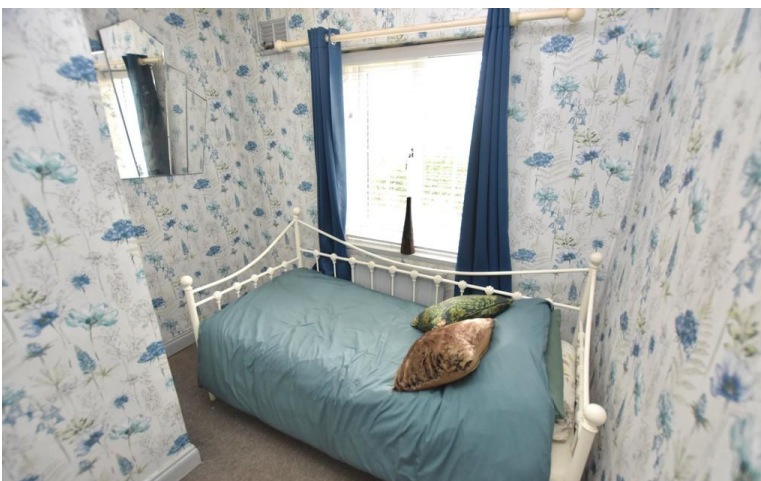


Ground Floor Wet Room to Rear

6' 1" x 5' 9" (1.85m x 1.75m) With low flush WC, vanity wash hand basin, shower area with thermostatic shower and floor drain, obscure double glazed window to rear, vertical radiator, tiling to walls and floor, extractor and spot lights to ceiling

Utility Room

9' 8" x 5' 3" (2.95m x 1.6m) With double glazed window to rear, UPVC double glazed doors leading to front and rear elevations, tiled flooring, spot lights to ceiling, radiator, space and plumbing for washing machine and tumble dryer, wooden work surface and tiling to splashback areas



Accommodation on the First Floor

Landing

With ceiling light point, loft hatch, coving to ceiling and doors leading off to



Bedroom One to Front

12' 0" x 9' 4" (3.66m x 2.84m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Two to Rear

9' 0" x 13' 6" (2.74m x 4.11m) With double glazed window to rear elevation, radiator, coving to ceiling, storage alcove and ceiling light point

Bedroom Three to Front

7' 8" x 8' 9" (2.34m x 2.67m) With double glazed window to front elevation, radiator, ceiling light point and door to built-in cupboard



Family Bathroom to Rear

7' 3" x 6' 3" (2.21m x 1.91m) Being fitted with a three piece white suite comprising; freestanding bath with centralised telephone effect mixer tap with shower attachment, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, ladder style radiator, decorative tiled flooring and spot lights to ceiling

Landscaped Rear Garden

Being mainly laid to lawn with paved patio, shrubbery borders, further terrace to rear and fencing to boundaries



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	72	
(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	

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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.