



smarthomes

## Berkeley Road

Shirley, Solihull, B90 2HT

- A Semi-Detached Family Home Requiring Some Modernisation
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

**£310,000**

EPC Rating - TBC

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, mature shrubs and bushes and a UPVC double glazed door leading into

#### **Enclosed Porch**

With UPVC double glazed windows to property frontage and side, laminate flooring and a further hardwood door with matching side windows leading to

#### **Entrance Hallway**

With wall lighting, laminate flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



#### **Reception Room One to Front**

13' 9" x 10' 2" (4.2m x 3.1m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator and ceiling light point

#### **Reception Room Two to Rear**

10' 9" x 10' 2" (3.3m x 3.1m) With a hardwood framed glazed door with matching side windows leading to rear garden, wall mounted radiator and ceiling light point



#### **Fitted Kitchen to Rear**

7' 6" x 7' 2" (2.3m x 2.2m) Being 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. Space for freestanding cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light point, hardwood framed double glazed window to the rear aspect and hardwood glazed door to garage

#### **Landing**

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



#### **Bedroom One to Front**

14' 1" x 10' 5" (4.3m x 3.2m) With double glazed bay window to front elevation, laminate flooring, radiator and ceiling light point

#### **Bedroom Two to Rear**

10' 9" x 10' 5" (3.3m x 3.2m) With a hardwood framed double glazed window to rear elevation, loft access, radiator and ceiling light point



### Bedroom Three to Rear

7' 6" x 7' 2" (2.3m x 2.2m) With a hardwood framed double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

### Family Bathroom

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, airing cupboard, tiling to splash prone areas, ceiling light point and an obscure glazed windows to the front and side elevations



### Westerly Facing Rear Garden

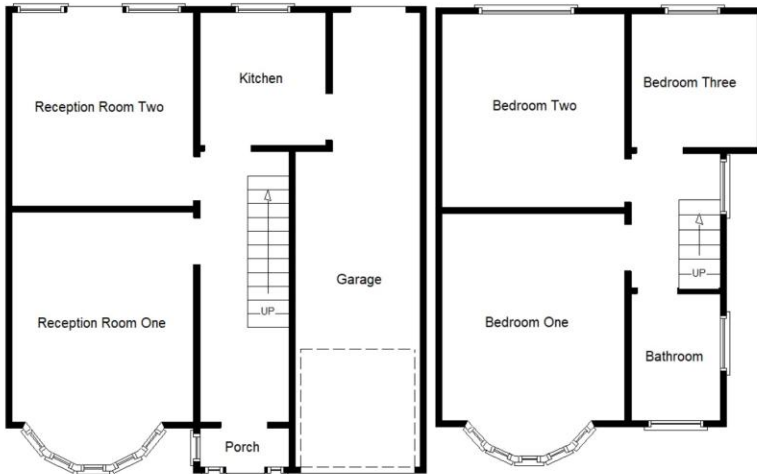
Being mainly laid to lawn with paved patio area, timber framed shed, planted shrubs and bushes and panelled fencing to boundaries

### Side Garage

22' 3" max x 7' 2" (6.8m max x 2.2m) With an up and over door to property frontage, polycarbonate roof, ceiling light points and a single glazed wooden door and window to rear

### 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



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