



smarthomes

Priory Road

Shirley, Solihull, B90 1BE

- A Contemporary Detached Chalet Style Property
- Two Double Bedrooms
- Landscaped Rear Garden & Southerly Facing Side Garden
- No Upward Chain

Offers in Excess of

£325,000

EPC Rating - 60

Current Council Tax Band - D





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 to rear garden, double garage doors, exterior lighting, Southerly facing garden to side with a range of mature shrubs, trees and bushes and UPVC double glazed door leading through into

Enclosed Porch

With tiled flooring, wall lighting, double glazed windows and UPVC obscure double glazed door leading through to

Entrance Hallway

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



L-Shaped Lounge Diner

20' 0" max x 15' 5" (6.1m x 4.7m) With double glazed windows to front, side and rear elevations, sliding patio doors leading out to Southerly facing garden to side, engineered wood flooring, two ceiling light points, wall lighting, radiator, coving to ceiling and log burning stove with brick hearth

Modern Kitchen to Rear

9' 10" x 7' 10" (3.0m x 2.4m) Being fitted with a range of handle-less wall, drawer and base units with complementary wood effect work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated fridge freezer and dishwasher, radiator, spot lights to ceiling, useful pantry, tiled flooring, double glazed window to rear and composite door leading through to



Conservatory

11' 5" x 6' 6" (3.5m x 2.0m) With double glazed windows, polycarbonate roof, ceiling light point, radiator, wood effect flooring, double glazed door leading out to the rear garden and opening to

Utility Area

With wall mounted Vaillant boiler, space and plumbing for washing machine and ceiling light point



Guest WC

With low flush WC, vanity wash hand basin, radiator, tiling to half height, ceiling light point and engineered wood flooring

Accommodation on the First Floor

Landing

With obscure double glazed window to side, eaves storage, engineered wood flooring, ceiling light point and doors leading off to



Dual Aspect Bedroom One

14' 5" x 11' 9" (4.4m x 3.6m) With double glazed windows to front and side elevations, feature radiator, engineered wood flooring, built-in wardrobes with sliding doors, built-in storage cupboard, vanity area with drawers and ceiling light point

Dual Aspect Bedroom Two

15' 1" x 7' 10" (4.6m x 2.4m) With double glazed windows to side and rear elevations, feature radiator, engineered wood flooring, loft access, ceiling light point and built-in wardrobes with sliding doors

Four Piece Family Bathroom

8' 6" x 5' 10" (2.6m x 1.8m) Being fitted with a four piece white suite comprising; panelled bath with shower attachment over, low flush W.C, vanity wash hand basin and corner shower cubicle with thermostatic rainfall shower, with aqua-panelling to walls, wood effect flooring, obscure double glazed window to side, feature radiator and ceiling light point

Tiered Rear Garden

With Indian sandstone paved patio, artificial lawn, timber decked area with steps down to gravelled area, fencing to boundaries, mature shrubs and bushes, timber potting shed, exterior lighting and side gate access to driveway

Garage

15' 5" x 7' 2" (4.7m x 2.2m) With aluminium double garage doors to driveway, ceiling light point and window to side

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 - D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.