



smarthomes

Conway Road

Shirley, Solihull, B90 4RF

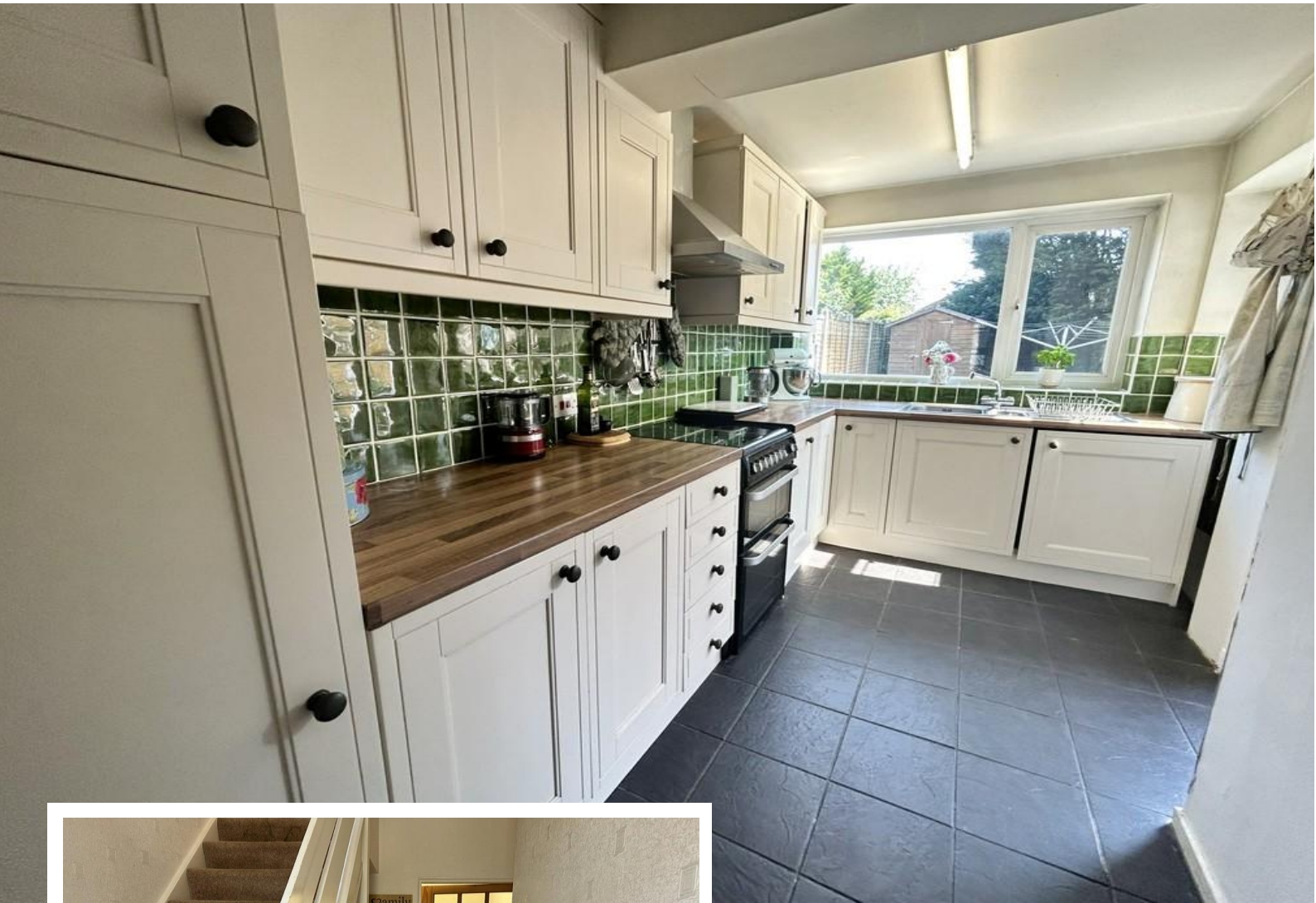
- An Extended Semi-Detached Family Home
- Three Bedrooms
- Extended Re-Fitted Kitchen
- Re-Fitted Family Bathroom

£290,000

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 tarmac driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring and further original glazed door leading to

Entrance Hallway

With stripped timber effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and glazed door leading off to



Through Lounge/Diner

28' 10" x 9' 9" (8.79m x 2.97m) With UPVC double glazed bay window to front elevation, UPVC double glazed French doors to rear garden, laminate flooring, wall mounted radiator, two ceiling light points, feature open fireplace with quarry tile hearth and opening into

Extended Re-Fitted Kitchen to Rear

14' 8" x 5' 1" (4.47m x 1.55m) Being 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. Space for freestanding electric cooker with extractor hood over and oven below. Integrated fridge/freezer, washing machine and slimline dishwasher, tiling to splash back areas and floor, radiator, two ceiling light points, a double glazed door to side and a double glazed window to the rear aspect



Landing

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



Bedroom One to Front

13' 2" x 10' 2" (4.01m x 3.1m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes, top boxes and dressing table

Bedroom Two to Rear

10' 2" x 9' 3" (3.1m x 2.82m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

6' 9" x 6' 5" (2.06m x 1.96m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with paved patio, timber potting shed and panelled fencing to boundaries

Agents Note

We are advised by the vendor that there is an additional strip of land at the end of the garden that is available for use subject to an additional nominal ground rent

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

