



smarthomes

Webster Avenue

Shirley, Solihull, B90 4FD

- A Recently Constructed Semi Detached Family Home
- Four Bedrooms
- Dining Kitchen
- No Upward Chain
- En-Suite Shower Room, Family Bathroom & Guest WC

£399,000

EPC Rating - 85

Current Council Tax Band - E





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 tarmacadam off road parking extending to paved pathway with shrub borders leading to side gate access, electric car charging point and canopy porch with composite front door giving access to

Entrance Hallway

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

Guest WC

With low flush WC, wash hand basin, tiling to water prone areas, wood effect Karndean flooring, radiator, obscure double glazed window to front elevation and ceiling light point



Dining Kitchen to Front

15' 1" x 9' 6" (4.6m x 2.9m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor over, inset eye-level oven, cupboard housing Ideal Logic boiler, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, radiator, ceiling light points, wood effect Karndean flooring and double glazed windows to front and side elevations



Lounge to Rear

16' 4" x 9' 10" (5.0m x 3.0m) With double glazed French doors leading out to the rear garden, wood effect Karndean flooring, ceiling light point, double glazed window to rear elevation and radiator

Accommodation on the First Floor

Landing

With ceiling light point, stairs leading to the second floor accommodation and doors leading off to

Bedroom Two to Rear

13' 5" x 9' 6" (4.1m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

10' 2" x 6' 6" (3.1m x 2.0m) With double glazed window to rear elevation, radiator and ceiling light point





Family Bathroom to Front

6' 6" x 5' 6" (2.0m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to front, radiator, wall heater and spot lights to ceiling

Accommodation on the Second Floor

Bedroom One

16' 0" x 10' 9" (4.9m x 3.3m) With two Velux windows to rear, double glazed window to front elevation, radiator, a range of built-in wardrobes, loft access and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, Velux window to rear, Karnde an flooring, radiator and spot lights to ceiling

Low Maintenance Rear Garden

With paved patio, artificial lawn, cold water tap, security lighting, gated side access, timber shed 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 vendor. Current council tax band – E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	85	
(69-80)	C		
(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 are 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.