



smarthomes

## Myton Drive

Shirley, Solihull, B90 1HP

- An Extended Semi Detached Family Home
- Three Double Bedrooms
- Re-Fitted Kitchen & Re-Fitted Four Piece Family Bathroom
- West Facing Landscaped Rear Garden

**Offers Over £325,000**

EPC Rating - 61

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 paved driveway providing off road parking extending to gated side access, up and over garage door, external lighting and obscure double glazed composite front door leading into

**Enclosed Porch**

With double glazed windows, wood effect flooring, door to garage, lighting and obscure double glazed door leading through to

**Entrance Hallway**

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation, double glazed doors to lounge diner and archway leading through to



**Re-Fitted Kitchen to Front**

11' 5" x 6' 6" (3.5m x 2.0m) Being fitted with a range of wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap, four ring AEG induction hob with glazed splashback and extractor canopy over, inset eye-level AEG oven and grill, integrated dishwasher and fridge freezer, under-cupboard lighting, ceiling light point, tiled flooring and double glazed window to front elevation



**Lounge Diner to Rear**

18' 0" x 17' 0" (5.5m x 5.2m) With two UPVC double glazed sliding patio doors leading out to the rear garden, wall lighting, coving to ceiling, wood effect flooring, radiator and gas fireplace with marble hearth and surround

**Accommodation on the First Floor**

**Landing**

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



**Bedroom One to Rear**

13' 9" x 8' 6" (4.2m x 2.6m) With double glazed window to rear elevation, coving to ceiling, radiator, ceiling light point and a range of fitted furniture

**Bedroom Two to Rear**

10' 5" x 8' 10" (3.2m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point





### Bedroom Three to Front

8' 6" x 8' 6" (2.6m x 2.6m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

### Re-Fitted Four Piece Family Bathroom to Front

8' 10" x 5' 10" (2.7m x 1.8m) Being re-fitted with a four piece white suite comprising; panelled bath with centralised mixer tap, low flush WC, vanity wash hand basin and corner shower cubicle with thermostatic shower, with complementary tiling to walls, tiled flooring, obscure double glazed window to front, ladder style radiator and spot lights to ceiling

### West Facing Landscaped Rear Garden

With lawned area, paved patio, paved pathways, mature shrub borders, fencing and hedging to boundaries, shed, exterior lighting and gated side access



### Garage

13' 1" x 7' 10" (4.0m x 2.4m) With metal up and over garage door to driveway, ceiling light point, wall mounted Worcester Bosch boiler, utility area with base units, laminate work surface, sink and drainer unit and space and plumbing for washing machine



### 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.