



smarthomes

Welford Road

Shirley, Solihull, B90 3HU

- An Extended Three Bedroom Semi Detached Family Home
- Four Piece Family Bathroom
- Two Reception Rooms
- Extended Breakfast Kitchen

Offers Over £425,000

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 garage door and UPVC double glazed sliding door leading into

Enclosed Porch

With wood effect flooring and glazed double doors leading through to

Entrance Hallway

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



Dining Room to Front

15' 8" x 10' 5" (4.8m x 3.2m) With double glazed bay window to front elevation, radiator, wood effect flooring, ceiling light point and coving to ceiling

Lounge to Rear

15' 1" x 11' 5" (4.6m x 3.5m) With double glazed bay incorporating French doors leading out to the rear garden, wood effect flooring, radiator, wall mounted electric fire, ceiling light point and coving to ceiling



Extended Kitchen to Rear

13' 1" x 12' 1" (4.0m x 3.7m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven, under-cupboard lighting, space and plumbing for dishwasher, radiator, ceiling light points, tiled flooring, double glazed window to rear, door to garage and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

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

Bedroom One to Rear

15' 1" x 11' 5" (4.6m x 3.5m) With double glazed bay window to rear elevation, radiator, wood effect flooring and ceiling light point





Bedroom Two to Front

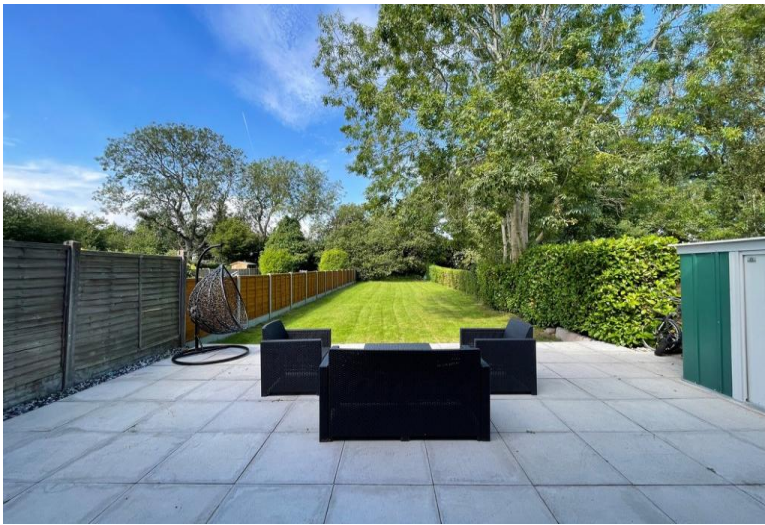
15' 8" x 10' 5" (4.8m x 3.2m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

8' 6" x 6' 10" (2.6m x 2.1m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Four Piece Family Bathroom to Rear

8' 10" x 7' 10" (2.7m x 2.4m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, wash hand basin and shower cubicle with thermostatic shower, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling



Good Size Rear Garden

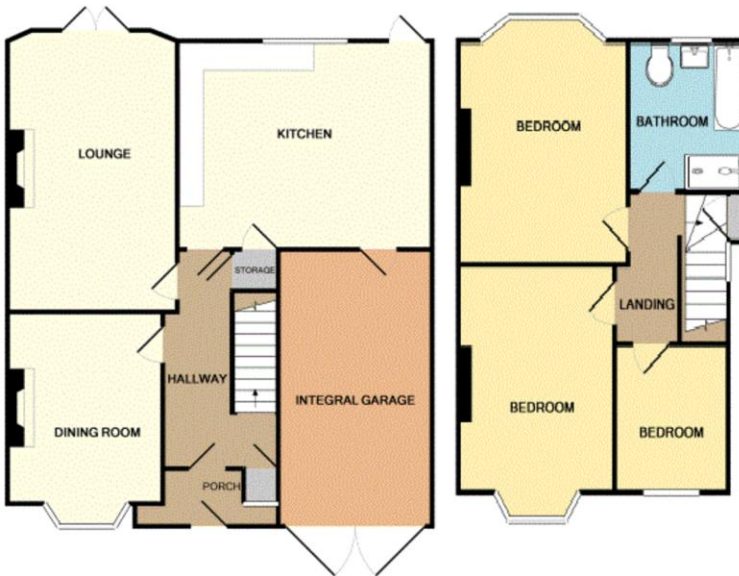
Being mainly laid to lawn with paved patio and fencing and hedging to boundaries

Garage

15' 8" x 7' 2" (4.8m x 2.2m) With double wooden garage doors to driveway and space and plumbing for washing machine and tumble dryer

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 | | 87 |
| (69-80) C | | |
| (55-68) D | 86 | |
| (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 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.