



smarthomes

## Solihull Road

Shirley, Solihull, B90 3LG

- A Detached Family Home With South Facing Garden
- Two Reception Rooms & Three Double Bedrooms
- Approved Planning Permission For A Two Storey Extension
- Currently Within Tudor Grange Academy Catchment

Offers In Region Of

**£565,000**

EPC Rating 67

Current Council Tax Band F





## Property Description

A detached family home currently within Tudor Grange Academy catchment benefiting from approved planning permission for a two storey extension No: PL/2023/00071/MINFHO, three double bedrooms, two reception rooms, breakfast kitchen, family bathroom with separate WC, utility, guest WC, South facing rear garden, garage and off road parking

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 tarmac driveway providing off road parking extending to side access, garage doors, external lighting and UPVC double glazed door leading into

**Enclosed Porch**

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

**Entrance Hallway**

With ceiling light point, radiator, coving to ceiling, obscure window to front, stairs leading to the first floor accommodation and doors leading off to



**Lounge to Front**

18' 0" x 12' 1" (5.5m x 3.7m) With double glazed bay window to front elevation, two radiators, ceiling light point, wall lighting, coving to ceiling, gas fireplace with marble hearth and stone surround and glazed double doors leading through to

**Dining Room to Rear**

10' 9" x 9' 10" (3.3m x 3.0m) With double glazed sliding patio doors leading out to the South facing rear garden, ceiling light point, coving to ceiling, radiator and door leading through to



**Breakfast Kitchen to Rear**

11' 9" x 11' 9" (3.6m x 3.6m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for electric cooker, space and plumbing for washing machine and dishwasher, useful pantry area, radiator, ceiling light point, wood effect flooring, double glazed window to rear and obscure glazed door leading through to

**Utility Area**

3' 7" x 5' 6" (1.1m x 1.7m) With UPVC double glazed window and door to side, wood effect flooring, door to garage, door to storage, base units with laminate work surface, power points and door leading into

**Guest WC**

With obscure double glazed window to rear, low flush WC, wood effect flooring, ceiling light point and wood panelling to walls



**Accommodation on the First Floor**

**Landing**

With obscure double glazed window to side elevation, ceiling light point, coving to ceiling, useful airing cupboard and doors leading off to

**Bedroom One to Front**

13' 5" x 12' 1" (4.1m x 3.7m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes



**Bedroom Two to Rear**

12' 5" x 10' 9" (3.8m x 3.3m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and built-in wardrobes

**Bedroom Three to Front**

9' 10" x 10' 2" (3.0m x 3.1m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and useful storage cupboard housing Vaillant boiler

**Separate WC**

With low flush WC, obscure double glazed window to rear, ceiling light point and coving to ceiling

**Family Bathroom to Rear**

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a three piece suite comprising; panelled bath, pedestal wash hand basin and shower cubicle with Triton electric shower, with tiling to water prone areas, obscure double glazed window to rear, radiator, shaver socket and ceiling light point

**South Facing Rear Garden**

Being mainly laid to lawn with paved patio, fencing to boundaries, gated side access to driveway, greenhouse and a variety of mature trees, shrubs and bushes



**Garage**

15' 8" x 7' 10" (4.8m x 2.4m) With double metal garage doors to driveway and obscure glazed windows 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 vendor. Current council tax band - F



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>		80
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.