



Solihull Road Shirley, Solihull, B90 3LG

Offers In Region Of

Current Council Tax Band F

£565,000

EPC Rating 67

smarthomes

- A Detached Family Home With South Facing Garden

- Currently Within Tudor Grange Academy Catchment



Solihull Road, Shirley, Solihull, B90 3LG





Property Description

A detached family home currently within Tudor Grange Academy catchment benefitting 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

The

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 tarmacadam 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

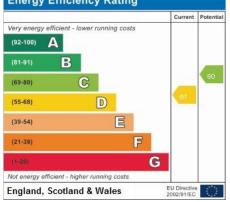
Being mainly laid to lawn with paved patio, fencing to boundaries, gated side access to driveway, greenhouse and a variety of mature trees, shrubs and bushes

Garage

15' 8" x 7' 10" (4.8m x 2.4m) With double metal garage doors to driv eway 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

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gents note, while every cate has been raken to prepare mese paincontas, may ale for guidance purposes only. We believe all information to be correct from the day of marketing now ever, we advise and recommend that your conveyancer and or surveyor verifies all nformation 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.