



**Lindridge Road**

Shirley, Solihull, B90 2QJ

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Lounge Diner & Garden Room
- Generous Rear Garden

**Offers Over £400,000**

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 gyms 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 edged tarmac driveway providing off road parking extending to gated side access, up and over garage door and UPVC double glazed double doors leading into



#### Enclosed Porch

With double glazed windows, tiled flooring, lighting and part glazed composite door leading through to



#### Entrance Hallway

With ceiling light point, radiator, dado rail, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wood effect flooring, double louvre doors to storage and attractive oak doors leading off to



#### Garden Room

18' 4" x 6' 6" (5.6m x 2.0m) With double glazed windows, polycarbonate roof, tiled flooring, wall lighting and double glazed French doors leading out to the rear garden



#### Kitchen to Rear

13' 1" x 7' 2" (4.0m x 2.2m) 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, four ring Neff induction hob with extractor canopy over, inset eye-level Neff oven, integrated fridge, spot lights to ceiling, wood effect flooring, useful pantry, double glazed window to garden room and part glazed door leading through to

#### Utility Room

13' 1" x 7' 2" (4.0m x 2.2m) With fitted wall and base units, space and plumbing for washing machine and tumble dryer, space for fridge and freezer, tiled flooring, wall mounted boiler, polycarbonate roof, door to garage, UPVC obscure double glazed door leading out to the rear garden and door leading into

#### Guest WC

With low flush W.C., pedestal wash hand basin, tiling to half height, tiled flooring, obscure double glazed window to rear and ceiling light point

#### Accommodation on the First Floor

#### Landing

With obscure double glazed window to side, dado rail, ceiling light point, loft hatch and doors leading off to

#### Bedroom One to Rear

11' 1" x 10' 9" (3.4m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point with fan

#### Bedroom Two to Front

11' 1" x 11' 1" (3.4m x 3.4m) With double glazed window to front elevation, radiator, ceiling light point with fan, laminate flooring and coving to ceiling



### Bedroom Three to Front

9' 10" x 7' 2" (3.0m x 2.2m) With double glazed window to front elevation, radiator, ceiling light point with fan, laminate flooring and over-stairs storage cupboard

### Family Bathroom to Rear

7' 2" x 7' 2" (2.2m x 2.2m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, pedestal wash hand basin and bidet, with tiling to walls, obscure double glazed window to rear, radiator, useful airing cupboard and ceiling light point

### Separate WC

With low flush WC, tiling to walls and floor, ceiling light point and obscure double glazed window to side

### Generous Landscaped Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, side gate access, two timber sheds, greenhouse, decorative and shrubbery borders and paved terrace to rear

### Garage

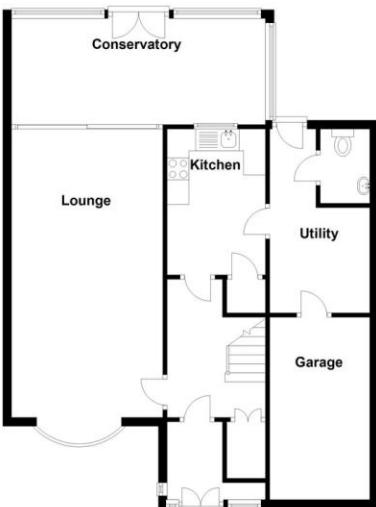
15' 8" x 7' 6" (4.8m x 2.3m) With metal up and over garage door to driveway, ceiling light point and power points

### Tenure

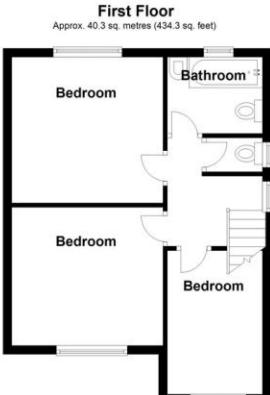
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hedges. Current council tax band – D.



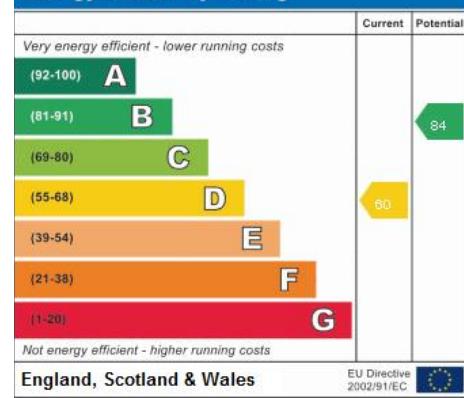
**Ground Floor**  
Approx. 77.9 sq. metres (838.7 sq. feet)



Total area: approx. 118.3 sq. metres (1273.0 sq. feet)



### Energy Efficiency Rating



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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.