



smarthomes

## Lindridge Road

Shirley, Solihull, B90 2QJ

- A Well Maintained Three Bedroom Semi Detached Family Home
- Breakfast Kitchen & Lounge Diner
- Pleasant South West Facing Rear Garden
- No Upward Chain

**OIRO £340,000**

EPC Rating - C

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 lawned fore garden and tarmacadam driveway providing off road parking extending to up and over garage door, UPVC obscure double glazed door to side entrance and UPVC double glazed double doors leading into

**Enclosed Porch**

With double glazed windows and glazed door leading through to

**Entrance Hallway**

With wall lighting, radiator, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to

**Guest WC**

With low flush WC, vanity sink with tiling to splashback, wood effect flooring and ceiling light point

**Breakfast Kitchen to Front**

14' 3" x 10' 0" (4.34m x 3.05m) 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 cooker with extractor canopy over, space and plumbing for washing machine, space for fridge freezer, cupboard housing Worcester boiler, radiator, ceiling light point, coving to ceiling, wood effect flooring, double glazed windows to front and side elevations and UPVC double glazed door leading to side passage



**Lounge to Rear**

19' 2" x 12' 0" (5.84m x 3.66m) With double glazed window to rear, double glazed sliding patio doors leading out to the rear garden, coving to ceiling, wall lighting, ceiling light point, radiator and gas fireplace with marble hearth and wooden surround

**Accommodation on the First Floor**

**Landing**

With ceiling light point and doors leading off to

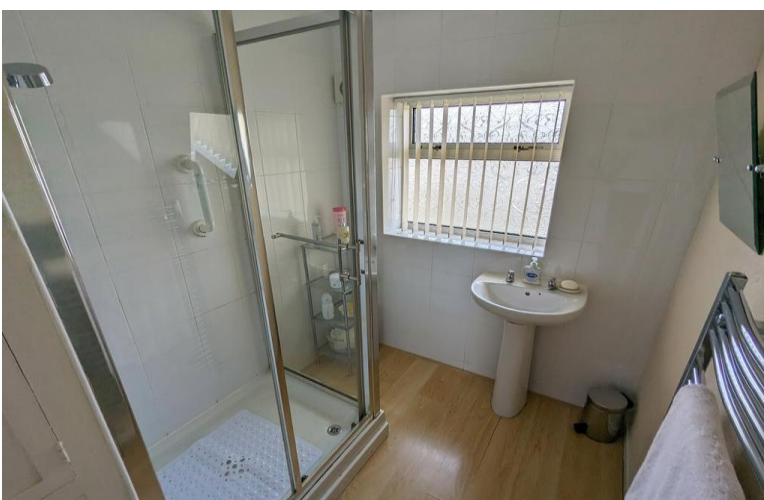


**Bedroom One to Front**

10' 8" x 10' 0" (3.25m x 3.05m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

**Bedroom Two to Rear**

10' 8" x 12' 0" (3.25m x 3.66m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and built-in wardrobes







### Bedroom Three to Rear

8' 4" x 12' 0" (2.54m x 3.66m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

### Family Shower Room to Front

6' 0" x 8' 10" (1.83m x 2.69m) Having an over-sized shower cubicle with thermostatic shower, pedestal wash hand basin, tiling to water prone areas, wood effect flooring, obscure double glazed window to front, ladder style radiator, built-in airing cupboard, extractor, ceiling light point and loft hatch

### Separate WC

3' 3" x 5' 4" (0.99m x 1.63m) With low flush WC, window to side, wood effect flooring and ceiling light point

### Garage

14' 2" x 7' 10" (4.32m x 2.39m) With up and over garage door to driveway, power and lighting

### Side Passage

With UPVC obscure double glazed doors to driveway and rear garden, glazed roof, cold water tap, door to built-in storage room and lighting

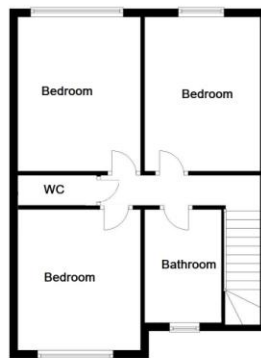
### Pleasant South West Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, mature shrubbery borders and door to brick built storage room



### 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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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