



smarthomes

Moorlands Drive

Shirley, Solihull, B90 3QY

- An Extended & Refurbished Mid-Terrace Property
- Three Good Size Bedrooms
- Extended Lounge/Diner
- Extended & Re-Fitted Breakfast Kitchen

Offers in Region of

£350,000

EPC Rating - 69

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 tarmac driveway providing off road parking extending to up and over garage door, external lighting and UPVC obscure double glazed door leading into

Enclosed Porch

With a UPVC double glazed window to side, laminate flooring, lighting, door to garage and door leading through to



Extended Lounge Diner

30' 10" x 12' 1" max (9.4m x 3.7m max) With double glazed window to front elevation, two ceiling light points, radiator, stairs leading to the first floor accommodation, opening to kitchen and archway leading through to dining area with ceiling light point, radiator, tile effect flooring and double glazed sliding patio doors leading out to the rear garden



Extended & Re-Fitted Kitchen to Rear

14' 1" x 9' 2" (4.3m x 2.8m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and double oven and grill below. Concealed gas central heating boiler, integrated dishwasher, integrated washer/dryer and integrated fridge and freezer. Radiator, ceiling light point and a UPVC double glazed door and window to the rear aspect

Landing

With radiator, airing cupboard, ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

12' 9" x 9' 6" (3.9m x 2.9m) With two double glazed windows to front elevation, radiator and ceiling light point



Bedroom Two to Rear

13' 5" x 9' 10" (4.1m x 3m) With double glazed window to rear elevation, radiator, USB chargers and ceiling light point

Bedroom Three to Front

9' 6" x 7' 6" (2.9m x 2.3m) With double glazed window to front elevation, radiator, USB chargers and ceiling light point



Re-Fitted Family Bathroom to Rear

10' 5" x 6' 10" (3.2m x 2.1m) Being re-fitted with a modern white suite comprising of a panelled bath, separate corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and two obscure double glazed windows to the rear elevation

South/Westerly Rear Garden

Being mainly laid to lawn with a block paved patio, timber framed shed, exterior lighting, cold water tap, brick built BBQ and panelled fencing to boundaries

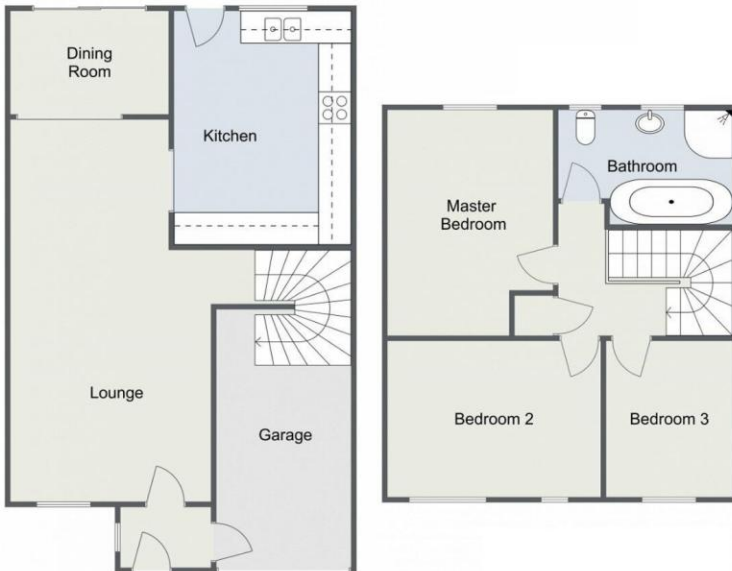


Garage

17' 8" x 8' 2" (5.4m x 2.5m) With an up and over door for vehicular access, ceiling light point, storage cupboards and courtesy door to porch

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 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.