



smarthomes

Coton Grove

Shirley, Solihull, B90 1BS

- An Extended Semi-Detached Dormer Bungalow
- Two Double Bedrooms
- No Upward Chain
- Ground Floor Bathroom & First Floor Shower Room

£290,000

EPC Rating - D

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 with a raised gravelled area to side, planted shrubs and bushes and an aluminium framed double glazed door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, large storage cupboard and door leading off to

Spacious Extended Lounge to Rear

21' 5" x 13' 4" (6.53m x 4.06m) With UPVC double glazed sliding patio doors leading to rear garden, gas fire with tiled hearth, two wall mounted radiators, wall and ceiling light points and opening into



Dining Room to Rear

10' 5" x 9' 8" (3.18m x 2.95m) With double glazed window to rear elevation, radiator, ceiling light point, door to garage and glazed door to

Fitted Kitchen

12' 6" x 6' (3.81m x 1.83m) Being 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 ceramic hob. Eye level double oven and grill, tiling to splash back areas, radiator, ceiling light point, a UPVC double glazed window to the side aspect and door returning to hallway



Bedroom One to Front

13' 9" x 9' 5" (4.19m x 2.87m) With a double glazed bay window to front elevation, radiator and ceiling light point

Ground Floor Bathroom to Front

7' 1" x 5' 8" (2.16m x 1.73m) Being fitted with a coloured suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation



Landing

With ceiling light point and door leading off to



Bedroom Two to Rear

13' 1" x 10' 7" (3.99m x 3.23m) With some restricted head height, double glazed window to rear elevation, radiator, ceiling light point, eaves storage and fitted storage cupboards

First Floor Shower Room

With some restricted head height and being fitted with a coloured suite comprising of a shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, light point and eaves storage



South Facing Rear Garden

Being mainly laid to lawn with paved patio, a wealth of planted shrubs and bushes, security lighting and panelled fencing to boundaries

Garage/Utility Space

23' 7" x 5' 9" (7.19m x 1.75m) Located at the side of the property with an up and over door to property frontage, part glazed roof, high level windows to side elevation, wall mounted gas central heating boiler, cold water tap, space and plumbing for washing machine and dryer, part glazed door leading to rear garden and courtesy door to dining 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) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (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.