



smarthomes

## Skelcher Road

Shirley, Solihull, B90 2EZ

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Open Plan Kitchen Diner & Lounge
- Conservatory
- Four Piece Family Bathroom
- Generous Rear Garden

**OIRO £355,000**

EPC Rating TBC

Current Council Tax Band C





## 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 with stone chipping driveway providing off road parking extending to up and over garage door and paved pathway leading to UPVC double glazed French doors leading into

**Enclosed Porch**

With tiled flooring, lighting and obscure double glazed door leading through to

**Entrance Hallway**

With ceiling light point, radiator, wood effect flooring, obscure double glazed window to side, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, cloaks cupboard and door leading through to



**Lounge to Front**

14' 1" x 12' 5" (4.3m x 3.8m) With double glazed bay window to front elevation, radiator, ceiling light point, wood effect flooring and being open plan to

**Dining Kitchen to Rear**

20' 0" x 11' 9" (6.1m x 3.6m) Being fitted with a range of high gloss wall, drawer and base units with complementary butcher block effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, ceiling light points, double glazed window to rear and double glazed windows and door leading into



**Conservatory**

14' 5" x 11' 5" (4.4m x 3.5m) With double glazed windows, polycarbonate roof, wood effect flooring, ceiling light point, power-points and door to rear garden

**Accommodation on the First Floor**

**Landing**

With ceiling light point, obscure double glazed window to side and doors leading off to



**Bedroom One to Front**

14' 1" x 11' 9" (4.3m x 3.6m) With double glazed bay window to front elevation, radiator and ceiling light point

**Bedroom Two to Rear**

11' 9" x 9' 10" (3.6m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobes with mirrored sliding doors



**Bedroom Three to Front**

8' 6" x 7' 6" (2.6m x 2.3m) With double glazed window to front elevation, radiator and ceiling light point

**Four Piece Family Bathroom to Rear**

8' 6" x 7' 2" (2.6m x 2.2m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, pedestal wash hand basin and corner shower cubicle with thermostatic shower, with tiling to walls, wood effect flooring, obscure double glazed windows to side and rear, ladder style radiator, extractor and spot lights to ceiling



**Generous Rear Garden**

Being mainly laid to lawn with paved patio, fencing to boundaries, access to garage, outside tap and a variety of mature shrubs, trees and bushes

**Garage**

31' 2" x 7' 10" (9.5m x 2.4m) With up and over garage door to driveway, ceiling light point, power points, wooden door to rear garden and double glazed window 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 Nigel Hodges. Current council tax band - C

