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Bills Lane

Shirley, Solihull, B90 2PF

- A Well Maintained Traditional Style Semi-Detached Property
- Three Good Size Bedrooms
- Two Reception Rooms
- Delightful Westerly Facing Rear Garden

£425,000

EPC Rating - 63

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 spoiled 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 with planted shrub borders and glazed double doors leading into



Enclosed Porch

With a further glazed door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room One to Front

13' 9" x 10' 10" (4.19m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator and wall and ceiling light points

Reception Room Two to Rear

14' 2" x 11' 9" (4.32m x 3.58m) With a UPVC double glazed bay window to rear elevation, radiator, wall light points and a feature fireplace with tiled hearth and living flame gas fire



Fitted Kitchen to Rear

11' 0" x 10' 11" (3.35m x 3.33m) Being fitted with a range of wooden wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level electric oven, space and plumbing for washing machine, tiling to splash back areas and floor, chrome heated towel rail, ceiling light point, a UPVC double glazed window to the rear aspect and part glazed door leading to



Covered Side Passage

With courtesy doors to the front and rear of the property, door to garage and door to

Guest W.C

With a white low flush W.C and wall mounted wash hand basin, wall mounted gas central heating boiler and ceiling light point

Landing

With ceiling light point, double glazed window to front elevation, access to loft space via a drop down ladder and doors leading off to



Bedroom One to Front

11' 5" x 10' 10" (3.48m x 3.3m) With double glazed window to front elevation, fitted wardrobe, radiator and ceiling light point

Bedroom Two to Rear

11' 9" x 10' 11" (3.58m x 3.33m) With double glazed window to rear elevation, radiator, wall and ceiling light points and a range of fitted wardrobes, drawers and over bed storage



Bedroom Three to Rear

10' 11" x 10' 11" (3.33m x 3.33m) With double glazed window to rear elevation, radiator, triple fitted wardrobes and ceiling light point

Family Shower Room to Front

9' 0" x 7' 8" (2.74m x 2.34m) Being fitted with a white suite comprising of a corner shower enclosure and a vanity wash hand basin. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation

Separate W.C

Being fitted with a modern white low flush W.C, obscure UPVC double glazed window to side, tiling to splash back areas and floor and a ceiling light point

Delightful Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio areas, delightful well stocked shrub borders, timber storage shed and panelled fencing to boundaries

Integral Garage

14' 6" x 7' 10" (4.42m x 2.39m) With wooden side hung doors for vehicular access, ceiling light point and courtesy door to covered side passage

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



Ground Floor
Approx. 73.1 sq. metres (787.1 sq. feet)

First Floor
Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 128.9 sq. metres (1387.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		26
(69-80)	C		
(55-68)	D	63	
(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.