



smarthomes



- A Spacious & Extended Detached Family Home
- Five Good Size Bedrooms
- Two Reception Rooms
- Fitted Kitchen

Withybrook Road, Shirley, Solihull, B90 2RZ

A spacious and extended detached family home situated in a most convenient location and offering accommodation comprising two reception rooms, fitted kitchen, guest W.C, five good size bedrooms, family bathroom, private rear garden, integral garage and driveway parking

£459,950

EPC Rating - TBC

Current Council Tax Band - E



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 easy access to Junction 4 of the M42, regular train services and a bus stop at the end of the road with regular services into Shirley and Solihull





The property is set back from the road behind a block paved driveway providing off road parking with a planted shrub border and a UPVC double glazed sliding door leading into

Enclosed Porch

With wall light point and further part glazed wooden door leading to



Entrance Hallway

With laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

Dining Room to Front

15' 4" x 12' (4.67m x 3.66m) With UPVC double glazed bow window to front elevation, wall mounted radiator, wall and ceiling light points, laminate flooring and door to



Spacious Lounge to Rear

16' x 15' 2" (4.88m x 4.62m) With double glazed sliding patio doors leading to rear garden, two wall mounted radiators, wall light points, feature fireplace with marble hearth and gas fire, under stairs storage cupboard and door to

Inner Lobby

With tiled flooring, door to garage, door to guest W.C and door to

Fitted Kitchen to Rear

12' 10" x 8' 6" (3.91m x 2.59m) 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 5 ring gas hob with extractor hood over. Inset double oven, integrated microwave, space and plumbing for dishwasher, tiling to splash back areas and floor, two ceiling light points, UPVC double glazed door to side and a UPVC double glazed window to the rear aspect

Guest W.C

Being fitted with a white suite comprising a low flush WC and wall mounted wash hand basin. Obscure UPVC double glazed window to side, tiling to half height, radiator and ceiling light point

Landing

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

Bedroom One to Front

14' 3" x 8' 7" (4.34m x 2.62m) With double glazed window to front elevation, radiator, ceiling light point, two spot lights and fitted furniture including corner wardrobes, bedside cabinets and dressing table

Bedroom Two to Rear

13' 2" x 8' 7" (4.01m x 2.62m) With double glazed window to rear elevation, radiator, ceiling light point, three spot lights and fitted wardrobes with sliding doors

Bedroom Three to Rear

16' 6" x 8' 5" (5.03m x 2.57m) With double glazed window to rear elevation, built in double wardrobe, radiator and two ceiling light points

Bedroom Four to Front

13' x 8' 6" (3.96m x 2.59m) With double glazed window to front elevation, built in double wardrobe, radiator and ceiling light point

Bedroom Five to Front

10' 2" max x 6' 7" (3.1m max x 2.01m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

13' 6" x 6' 4" (4.11m x 1.93m) Being re-fitted with a modern white suite comprising of a panelled bath with centralised taps, separate corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, laminate flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with paved patio areas, further decked area with wooden pergola, timber storage shed, well stocked shrub borders, panelled fencing to boundaries and gated side access

Integral Garage

18' 11" x 8' 9" (5.77m x 2.67m) With an electric roller shutter door for vehicular access, wall mounted gas central heating boiler, fitted base units incorporating a sink and drainer unit with mixer tap, space and plumbing for washing machine, ceiling light point, glazed door to side and courtesy door to inner lobby

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 - E



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