



smarthomes



- A Recently Constructed Semi-Detached Family Home
- Three Bedrooms
- En-Suite Shower Room
- Kitchen/Diner

James Watt Drive, Blythe Valley, Shirley, Solihull, B90 8BF

A recently constructed semi-detached family home situated in a most popular location and offering accommodation comprising a spacious lounge, kitchen/diner, utility area, guest W.C, three bedrooms, en-suite shower room, family bathroom, Westerly facing rear garden and driveway parking

£375,000

EPC Rating - B

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 two block paved parking spaces, EV charger point with a storm porch and a composite front door leading into

### **Entrance Hallway**

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



### **Spacious Lounge to Front**

14' 1" x 11' 9" (4.3m x 3.6m) With UPVC double glazed window to front elevation, wall mounted radiator, under stairs storage cupboard, ceiling light point and door to



### **Kitchen/Diner to Rear**

12' 1" x 11' 9" (3.7m x 3.6m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over. Eye level electric oven, integrated fridge/freezer and dishwasher, tiling to splash back areas, Karndean style flooring, radiator, ceiling spot lights, UPVC double glazed French doors to the rear aspect and opening into

### **Utility Area**

With base and wall units, fitted work surface, space and plumbing for washing machine, concealed wall mounted gas central heating boiler, Karndean style flooring, ceiling light point and door to

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin. Tiling to splash back areas, Karndean style flooring, radiator and ceiling light point

### **Landing**

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

### **Bedroom One to Rear**

9' 6" x 9' 2" (2.9m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes and door to

### **En-Suite Shower Room to Rear**

Being fitted with a modern white suite comprising of a large shower enclosure, wall mounted wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

### **Bedroom Two to Front**

9' 10" x 8' 6" (3m x 2.6m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Three to Front**

11' 9" x 6' 6" (3.6m x 2m) With double glazed window to front elevation, useful over stairs storage cupboard, radiator and ceiling light point

### **Family Bathroom to Side**


7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower attachment, wall mounted wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation

### **Westerly Facing Rear Garden**

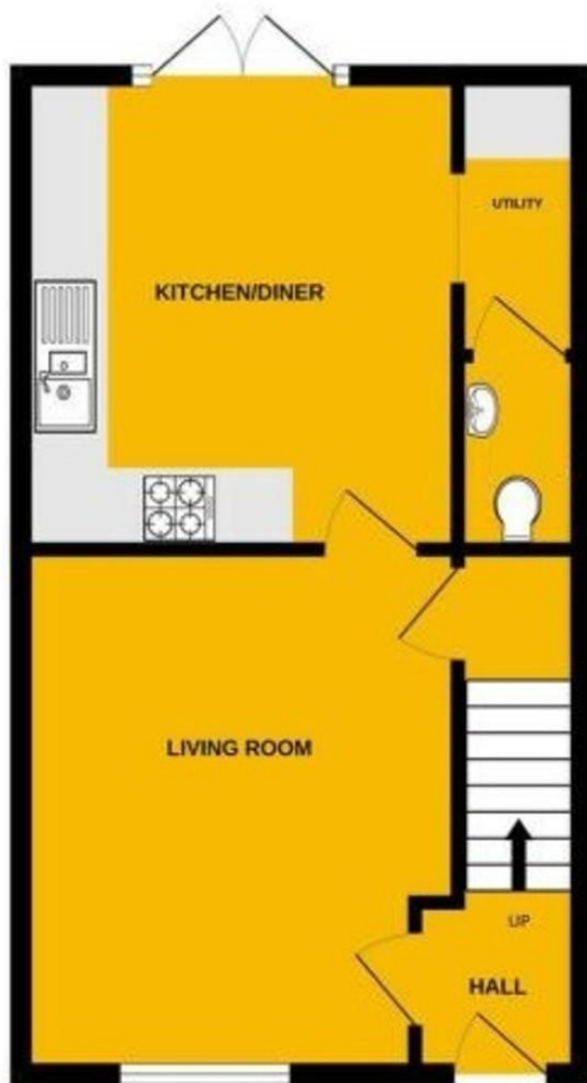
Being mainly laid to lawn with an Indian stone patio, gated side access, timber framed shed, mature shrubs and bushes, cold water tap and panelled fencing to boundaries

## Tenure

We are advised by the vendor that the property is freehold with an annual service charge of £275, 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)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 are 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.