



smarthomes

Shakespeare Road

Shirley, Solihull, B90 4RL

- A Stunning Extended & Completely Refurbished End-Terrace Family Home
- Three Double Bedrooms
- Beautifully Extended & Re-Fitted Family Kitchen/Diner
- Modern Bathroom & Shower Room

£350,000

EPC Rating - 53

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 block edged tarmac driveway providing off road parking extending to double glazed composite door leading into

Spacious Hallway

With Oak effect floor covering, roof lantern, ceiling spot lights, radiator, stairs leading to the first floor accommodation and oak door leading off to

Lounge to Front

13' 6" x 11' 6" (4.11m x 3.51m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and fire recess with oak over mantle



Extended & Re-Fitted Family Kitchen/Diner to Rear

18' 1" x 13' 4" (5.51m x 4.06m) Being re-fitted with a range of wall, base and drawer units with a Quartz work surface over incorporating a Belfast sink with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Two electric ovens, integrated microwave, space for American style fridge, breakfast bar, porcelain tiling to floor, feature radiator, ceiling spot lights, roof lantern, oak door to under stairs storage cupboard, double glazed bi-fold doors to the rear aspect and oak door to



Utility Room

7' 1" x 5' 11" (2.16m x 1.8m) Fitted with wall and base units with a work surface over, space and plumbing for washing machine and tumble dryer, UPVC double glazed window to rear, porcelain tiling to floor, radiator, ceiling light point and oak door to

Modern Ground Floor Shower Room

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor and a ceiling light point



Study Room to Front

5' 6" x 4' 9" (1.68m x 1.45m) With double glazed window to front elevation, oak effect floor covering, radiator and ceiling light point

Landing

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

Bedroom One to Rear

10' 9" x 8' 11" (3.28m x 2.72m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point



Bedroom Two to Front

11' x 9' 4" (3.35m x 2.84m) With double glazed window to front elevation, fitted double wardrobe, radiator and ceiling light point

Extended Bedroom Three to Front

10' 10" x 6' 11" (3.3m x 2.11m) With two double glazed windows to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

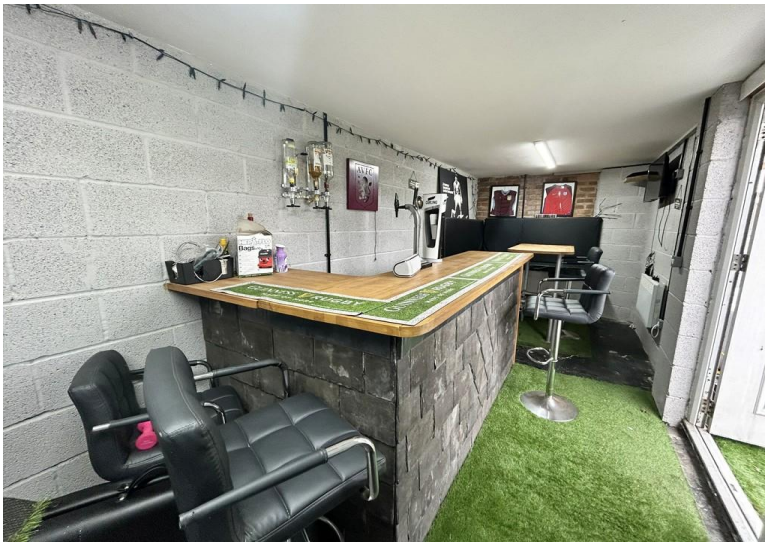
Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, feature glass wash hand basin and a low flush W.C. Vertical radiator, tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation

Extensive Rear Garden

Being mainly laid to lawn with slate patio area, panelled fencing to boundaries, retaining railway sleepers, cold water tap and double glazed door into

Man Cave with Bar

With a feature canopy, two ceiling strip lights, electric wall heater, slate cladded bar with butchers block surface and seating area



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 vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.