



smarthomes



- A Beautifully Presented & Recently Constructed Detached Family Home
- Four Bedrooms
- Two Modern Shower Rooms
- Open Plan Lounge/Diner

Heath Drive, Shirley, Solihull, B90 4DN

£550,000

A beautifully presented and recently constructed detached family home situated in a quiet cul-de-sac location and offering accommodation comprising an open plan lounge/diner with wood burning stove, modern fitted kitchen, guest W.C, master bedroom with modern en-suite shower room, three further bedrooms, modern family shower room, driveway parking, integral garage and a private landscaped rear garden with garden room/home office. Council Tax Band – E. EPC Rating - B



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 paved driveway providing off road parking with laid lawn areas to sides, low level hedging to boundaries and a canopy porch with a composite front door leading into

Entrance Hallway

With LED ceiling spot lights, radiator, Karndean style flooring, stairs leading to the first floor accommodation and door leading off to



Modern Fitted Kitchen

10' 2" x 8' 10" (3.1m x 2.7m) Being fitted with a range of 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 5 ring gas hob with extractor hood over. Bosch Eye level double oven and grill, integrated dishwasher and fridge/freezer and space and plumbing for washing machine. Tiling to splash back areas, Karndean style flooring, plinth heater, LED ceiling spot lights, a UPVC double glazed window to the side aspect and opening into



Open Plan Lounge/Diner to Rear

21' 3" max x 16' 8" max (6.5m max x 5.1m max) With two sets of double glazed patio doors leading to rear garden, double glazed picture window to rear, two wall mounted radiators, three ceiling light points, Karndean style flooring, log burning stone and door returning to hallway

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and vanity wash hand basin. Karndean style flooring, tiling to splash back areas, chrome heated towel rail and LED ceiling spot lights

Landing

With LED ceiling spot lights, double glazed window to side, radiator, useful storage cupboard, loft hatch and doors leading off to

Bedroom One to Rear

10' 5" x 9' 2" (3.2m x 2.8m) With two double glazed windows to rear elevation, radiator, ceiling light point, fitted wardrobes with sliding doors and door to

Modern En-Suite 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 splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Bedroom Two to Front

13' 1" x 8' 10" (4m x 2.7m) With two double glazed windows to front elevation, fitted wardrobes with sliding doors, radiator and ceiling light point

Bedroom Three to Front

9' 2" x 7' 6" (2.8m x 2.3m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

10' 5" x 7' 2" (3.2m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point

Modern Family Shower Room to Side

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a modern white suite comprising of a large walk in shower with floor drain, wash hand basin and a low flush W.C. LED mirror, chrome heated towel rail, tiling to full height, ceiling spot lights and an obscure double glazed window to the side elevation

Private Landscaped Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, gated side access to access to

Garden Room/Home Office

Being accessed via double glazed patio doors with wood effect flooring, ceiling spot lights and wall mounted electric heater

Integral Garage

16' 8" x 8' 6" (5.1m x 2.6m) With an electronic up and over door to property frontage, wall mounted gas central heating boiler, fitted base units with a work surface over incorporating a sink and drainer unit, space and plumbing for washing machine and tumble dryer, ceiling light point and courtesy door to hallway

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 – E



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