



smarthomes



- A Four Bedroom Semi-Detached Property
- Four Double Bedrooms
- South Facing Garden
- Separate Side Annex with Lounge/Bedroom & Kitchenette

Coton Grove, Shirley, Solihull, B90 1BS

An extended semi detached property benefitting from through lounge diner, re-fitted breakfast kitchen, three double bedrooms, large dressing room/nursery, family bathroom, integral garage, off road parking and South facing rear garden. There is an annex to side with private entrance, kitchenette/utility, lounge/bedroom, shower & W.C.

£385,000

EPC Rating - D

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, Mill Lodge Primary School, Peterbrook Primary 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 crazy paved driveway providing off road parking extending to UPVC double glazed doors leading into

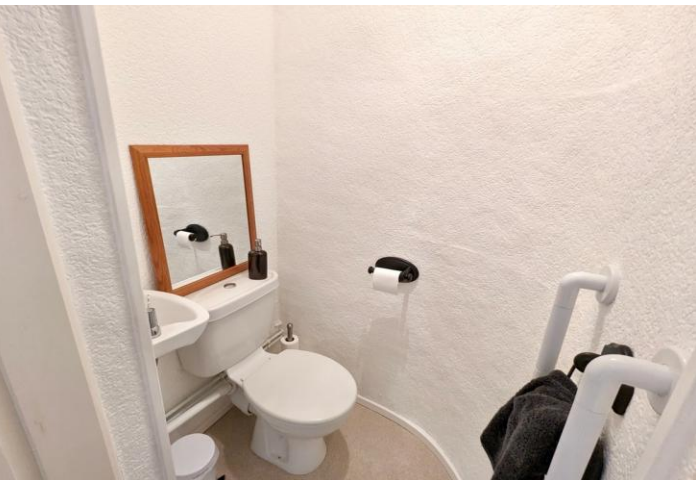


Enclosed Porch

With a further glazed door with matching side windows leading to

Entrance Hallway

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



Through Lounge/Diner

26' 5" x 10' 10" (8.05m x 3.3m) With a double glazed bay window to front elevation, double glazed sliding patio doors to rear, gas fire with brick surround, two wall mounted radiators and two ceiling light points

Re-Fitted Breakfast Kitchen to Rear

15' 7" x 9' 10" (4.75m x 3m) Being re-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 4 ring gas hob. Eye level electric cooker, integrated larder fridge, wall mounted gas central heating boiler, space and plumbing for washing machine, tiling to splash back areas, radiator, ceiling light points, two double glazed windows to the rear aspect and door to annex



Landing

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

Bedroom One to Front

14' 1" x 11' (4.29m x 3.35m) With double glazed bay window to front elevation, radiator, ceiling light point and wall to wall fitted wardrobes with vanity area

Bedroom Two to Rear

12' x 10' 10" (3.66m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point and wall to wall fitted wardrobes with vanity area

Bedroom Three to Front

15' 5" x 7' 10" (4.7m x 2.39m) With two double glazed windows to front elevation, radiator, ceiling light point and door to

Large Dressing Room/Nursery

16' 3" x 7' 4" (4.95m x 2.24m) With double glazed window to rear elevation, radiator and two ceiling light points

Family Bathroom to Rear

8' 5" x 7' (2.57m x 2.13m) Being fitted with a coloured suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height, airing cupboard, ceiling light point and an obscure double glazed window to the rear elevation

Annex

Kitchenette/Utility

14' 0" x 6' 7" (4.27m x 2.01m) Being accessed by a UPVC double glazed door from property frontage and being fitted with a range of wall, drawer and base units with a work surface over incorporating a sink bowl with mixer tap. UPVC double glazed window to front, tiling to splash back areas, ceiling light point, door to garage and door to

Lobby Area

10' 4" x 5' max (3.15m x 1.52m max) With a corner shower enclosure, wall mounted radiator, wall light point, courtesy door to main kitchen, access to lounge/bedroom and door to

W.C

Being fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin. Non slip flooring, extractor and ceiling light point

Lounge/Bedroom

13' x 7' (3.96m x 2.13m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed windows to side and rear elevation, vaulted ceiling, wall mounted radiator and wall light points

South Facing Rear Garden


Being mainly laid to lawn with paved patio areas, well stocked shrub borders, brick built storage and panelled fencing to boundaries

Integral Garage

16' 10" x 7' 5" (5.13m x 2.26m) With an up and over door for vehicular access and ceiling light point

Tenure

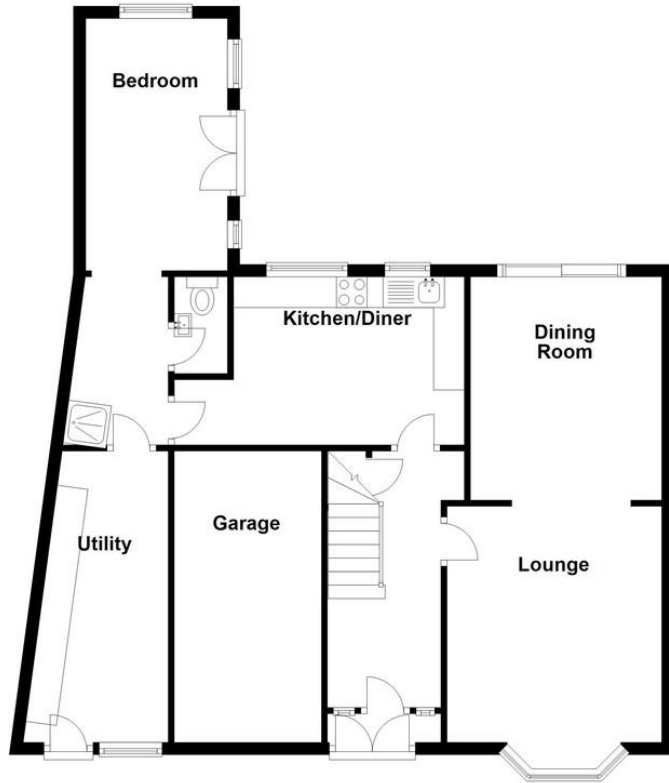
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 84.9 sq. metres (914.1 sq. feet)



First Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



Total area: approx. 145.2 sq. metres (1563.0 sq. feet)



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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.