



smarthomes

Thornyfield Road

Shirley, Solihull, B90 3HP

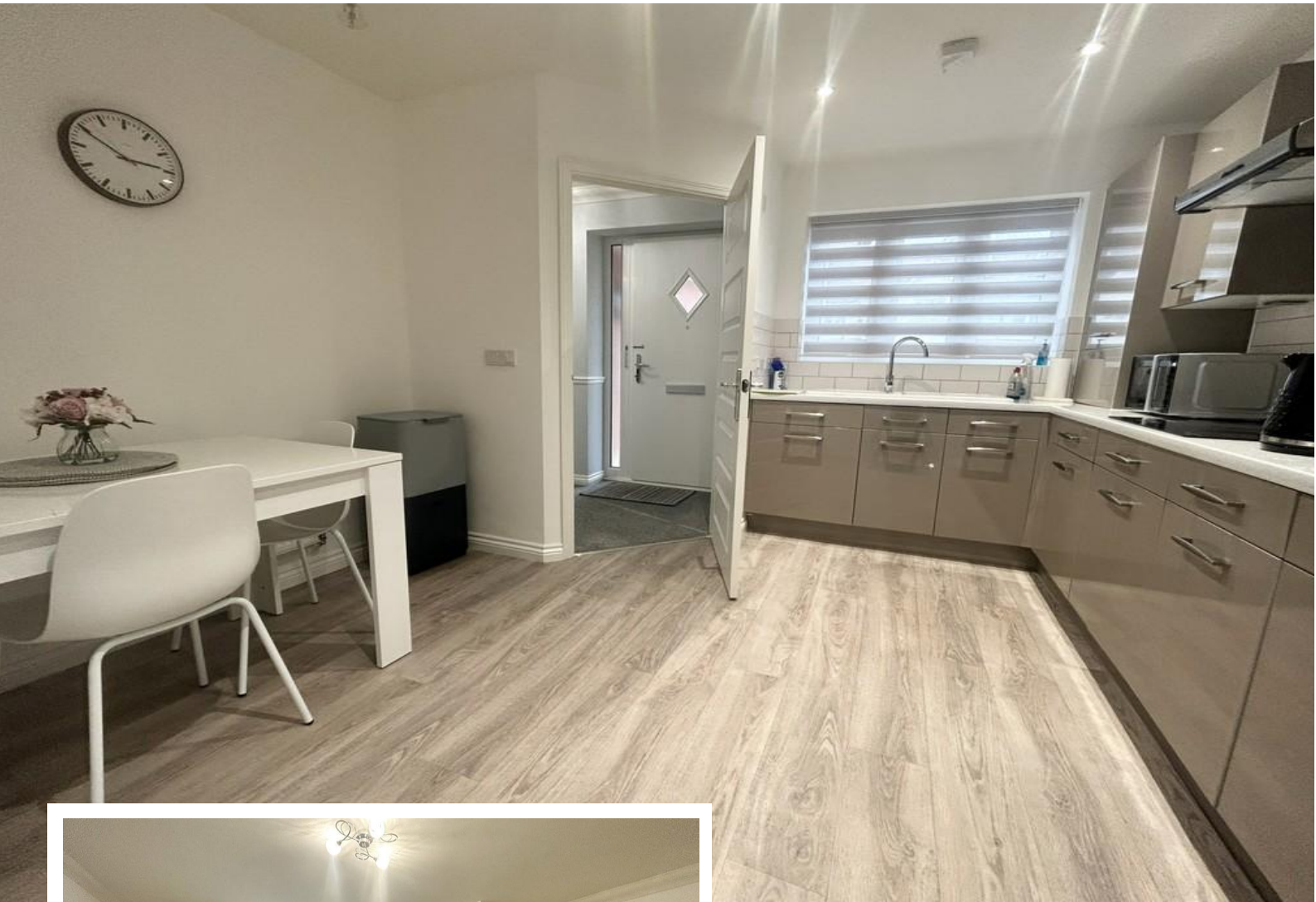
- A Beautifully Presented & Recently Constructed Semi-Detached Bungalow
- Two Double Bedrooms with Fitted Wardrobes
- Modern En-Suite Shower Room
- Landscaped Southerly Facing Rear Garden

£450,000

EPC Rating - 83

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 a tandem tarmac driveway providing off road parking with a laid lawn area to side, planted shrubs and a canopy porch with a composite front door leading into

Welcoming Entrance Hallway

With two ceiling light points, radiator, access to loft space, useful storage cupboard and door leading off to



Spacious Lounge to Rear

15' 4" x 13' 5" (4.67m x 4.09m) With UPVC double glazed French doors with matching side windows leading to rear garden, wall mounted radiator, ceiling light point and double doors leading to

Modern Fitted Kitchen/Diner to Front

12' 2" x 12' (3.71m x 3.66m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a ceramic sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level oven and grill and integrated washing machine, fridge and freezer. Metro tiling to splash back areas, wood effect LVT flooring, concealed wall mounted gas central heating boiler, radiator, ceiling spot lights and a double glazed window to the front aspect



Bedroom One to Front

13' 6" x 12' (4.11m x 3.66m) With double glazed window to front elevation, radiator, ceiling light point, double fitted wardrobe and door to



Modern En-Suite Shower Room

6' 3" x 5' 7" (1.91m x 1.7m) Being fitted with a modern white suite comprising of a large corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and ceiling spot lights



Bedroom Two to Rear

12' 10" x 9' 10" (3.91m x 3m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point

Modern Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, wood effect LVT flooring and ceiling spot lights



Landscaped Southerly Facing Rear Garden

With an extensive porcelain paved patio, artificial lawn, panelled fencing to boundaries, gated side access, cold water tap, pebbled borders with planted shrubs and timber storage shed

Tenure

We are advised by the vendor that the property is freehold with an annual service charge of £170 for maintenance of the front lawn area, 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)	A		96
(81-91)	B	83	
(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 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.