



smarthomes

## Henshaw Court

Blythe Valley, Shirley, B90 8DF

- A Recently Constructed Detached Family Home
- Three Bedrooms
- En-Suite Shower Room
- No Upward Chain

**£420,000**

EPC Rating - 83

Current Council Tax Band - E





## Property Description

The property is set back from the road behind a pebbled fore garden with a porcelain paved footpath leading to a composite front door leading into

### Entrance Hallway

With ceiling light point, wood effect LVT flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

### Dual Aspect Lounge

15' 6" x 10' 9" (4.72m x 3.28m) With three UPVC double glazed windows, two wall mounted radiators and ceiling light point



### **Dual Aspect Kitchen/Diner**

15' 7" x 8' 5" (4.75m x 2.57m) 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, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, integrated dishwasher and fridge/freezer and concealed wall mounted gas central heating boiler. Tiling to splash back areas, wood effect LVT flooring, radiator, two ceiling light points, two UPVC double glazed windows and UPVC double glazed French doors leading to garden



### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C, wall mounted pedestal wash hand basin and ceiling light point



### **Bedroom One**

11' 3" x 9' (3.43m x 2.74m) With a UPVC double glazed window, radiator, ceiling light point and door to

### **En-Suite Shower Room**

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, ceiling light point and an obscure UPVC double glazed window



### **Dual Aspect Bedroom Two**

10' 10" x 8' 6" (3.3m x 2.59m) With two UPVC double glazed windows, radiator and ceiling light point

### **Bedroom Three**

10' 11" x 6' 9" (3.33m x 2.06m) Currently utilised as a dressing room with a UPVC double glazed window, radiator, ceiling light point and a range of John Lewis fitted wardrobes and drawers



### Family Bathroom

6' 8" x 6' 4" (2.03m x 1.93m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wall mounted wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure UPVC double glazed window

### Low Maintenance Landscaped Rear Garden

Being porcelain paved and decked for ease of maintenance with external lighting, timber storage shed and brick built walls and panelled fencing to boundaries



### Garage

19' 9" x 10' 5" (6.02m x 3.18m) With power points, lighting and an up and over door for vehicular access via a tandem tarmacadam driveway

### 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)	<b>A</b>		95
(81-91)	<b>B</b>	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 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.