



smarthomes

## Streetsbrook Road

Shirley, Solihull, B90 3PL

- A Semi-Detached Property with No Upward Chain
- Three Bedrooms
- Two Reception Rooms
- Sun Room

**£300,000**

EPC Rating - 60

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 lawned fore garden with low level hedging to boundaries, planted shrubs and a paved footpath leading to a UPVC double glazed door leading into

#### **Enclosed Porch**

With double glazed windows to property frontage and side and a further obscure glazed door with matching side window leading to

#### **Entrance Hallway**

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

#### **Lounge to Front**

15' 6" x 12' 1" (4.72m x 3.68m) With double glazed bay window to front elevation, ceiling light point and gas fire with wooden surround

#### **Dining Room to Rear**

11' 11" x 11' (3.63m x 3.35m) With double glazed patio doors leading to sun room, tiled fireplace with gas fire and ceiling light point

#### **Kitchen to Rear**

10' x 7' 6" (3.05m x 2.29m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Freestanding gas cooker, wall mounted gas central heating boiler, radiator, ceiling light point, obscure double glazed window to side, two single glazed windows to rear and glazed wooden door leading to

#### **Sun Room**

20' 10" x 6' 8" (6.35m x 2.03m) With UPVC double glazed windows, space and plumbing for washing machine, polycarbonate roof, tiled flooring and double glazed sliding patio doors leading out to the rear garden

#### **Landing**

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

#### **Bedroom One to Front**

15' 5" x 11' 11" (4.7m x 3.63m) With double glazed bay window to front elevation, feature cast fire surround, radiator and ceiling light point





**Bedroom Two to Rear**

12' 3" x 10' 9" (3.73m x 3.28m) With double glazed window to rear elevation, feature cast fire surround, radiator and ceiling light point

**Bedroom Three to Rear**

10' 2" x 7' 7" (3.1m x 2.31m) With double glazed window to rear elevation, radiator and ceiling light point

**Shower Room to Front**

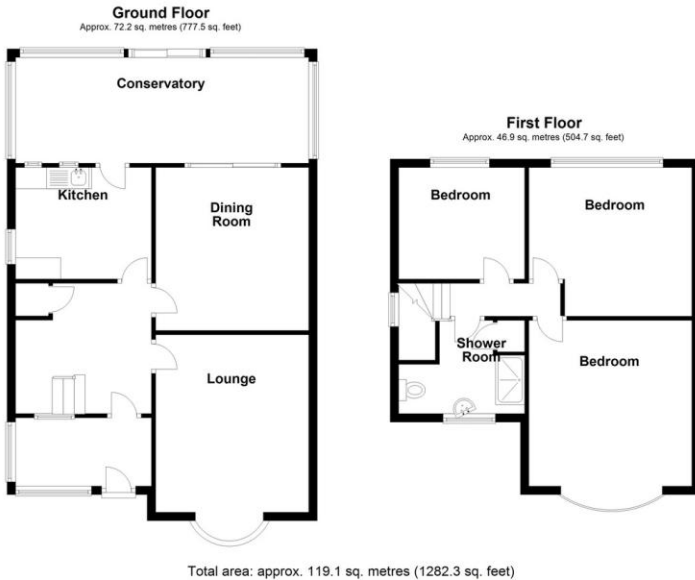
Being fitted with a white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Airing cupboard, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

**Rear Garden**

Being mainly laid to lawn with paved patio area, timber built shed, well stocked shrub borders, gated side access, panelled fencing to boundaries and rear vehicular access

**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 - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.