



smarthomes

Parkside

Shirley, Solihull, B90 3GH

- An Extremely Well Presented Three Storey Town House
- Three/Four Double Bedrooms
- Modern En-Suite Shower Room
- South/Westerly Facing Patio Garden & Balcony

Offers Over £300,000

EPC Rating - 85

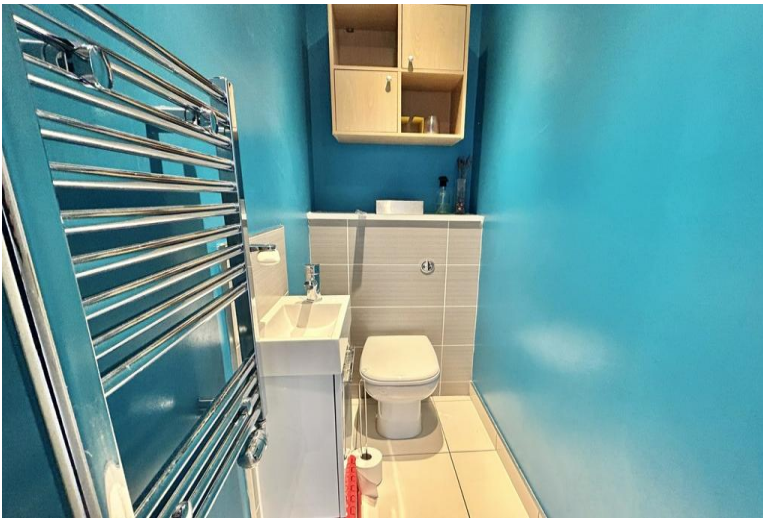
Current Council Tax Band - D





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 behind a South/Westerly facing patio garden with retaining wrought iron fencing and open views over parkland. A composite front door with a full height double glazed side window leads into

Entrance Hallway

With engineered oak flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation and doors leading off to

Open Plan Family Kitchen/Diner

20' 1" max x 17' 10" max (6.12m max x 5.44m max) Being fitted with a range of high gloss base and drawer units with a quartz work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Integrated dishwasher, integrated fridge and integrated freezer drawers. Tiling to splash back areas and floor, vertical radiator, ceiling spot lights, feature lighting, double glazed French doors leading to patio and door to utility cupboard/pantry with PIR sensor lighting and shelving



Modern Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and a floating wash hand basin. Tiling to splash back areas and floor, chrome heated towel rail and PIR sensor lighting



First Floor Landing

With stairs rising to second floor, radiator, ceiling spot lights and door to

Lounge/Bedroom Four to Front

19' 2" max x 16' 3" max (5.84m max x 4.95m max) With engineered oak flooring, two wall mounted radiators, three ceiling light points and double glazed French doors leading to balcony with open views over parkland

Bedroom Three to Front

10' 5" x 9' 6" (3.18m x 2.9m) With double glazed window to front elevation with open views over parkland, radiator and ceiling light point



Modern Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and a floating wash hand basin. Tiling to splash back areas and floor, chrome heated towel rail and PIR sensor lighting

Second Floor Landing

With access to loft space, utility cupboard with space and plumbing for washing machine, ceiling spot lights, radiator and door to



Bedroom One to Front

11' max x 10' 8" max (3.35m max x 3.25m max) With double glazed French doors with Juliet balcony with open views over parkland, radiator, ceiling light point, fitted wardrobes and door to

Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a corner shower enclosure, floating wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and PIR sensor lighting

Bedroom Two to Front

9' 11" max x 9' max (3.02m max x 2.74m max) With double glazed window to front elevation with open views over parkland, radiator and ceiling light point

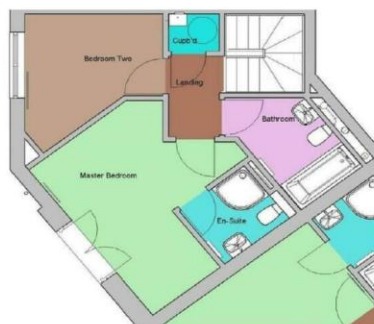
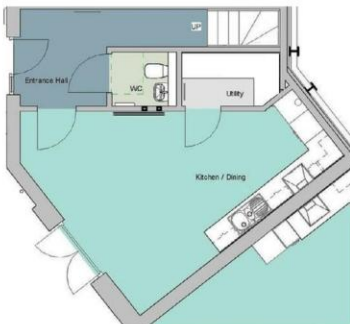
Modern Family Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, floating wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights

The property benefits from an intruder alarm, separate heating controls for ground floor, Heat Exchange ventilation system and two tandem parking spaces.

Tenure

We are advised by the vendor that the property is freehold with an annual service charge of £158, 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	85	
(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.