



smarthomes

Yardley Wood Road

Shirley, Solihull, B90 1JX

- A Well Presented & Spacious Family Home
- Three Double Bedrooms
- Dual Aspect Lounge, Dining Room & Garden Room
- Dining Kitchen & Utility Room

£360,000

EPC Rating 65

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 Crete-print driveway providing generous off road parking extending to side gate access, electric car charging point and UPVC double glazed front door leading through to

Entrance Hallway

With engineered wooden flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, coving to ceiling, ceiling light point, alarm control panel and doors leading off to

Guest WC

With double glazed window to front, low flush WC, ceiling light point and tiled flooring



Dual Aspect Lounge

18' 8" x 11' 9" (5.69m x 3.58m) With double glazed windows to front and side elevations, engineered wooden flooring, coving to ceiling, two ceiling light points, radiator and log burner with marble hearth and surround

Kitchen to Front

8' 2" x 9' 6" (2.49m x 2.9m) Being fitted with a modern range of high gloss wall, drawer and base units, complementary butcher block wooden work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, double glazed window to front, UPVC obscure double glazed door to utility room, ceiling light point, coving to ceiling, tiled flooring and archway leading through to



Dining Room

11' 9" x 9' 10" (3.58m x 3m) With engineered wooden flooring, radiator, ceiling light point, coving to ceiling and UPVC double glazed sliding patio door leading into

Garden Room

10' 2" x 7' 10" (3.1m x 2.39m) With polycarbonate roof, double glazed windows, double glazed French doors leading out to the rear garden, tiled flooring and wall lighting



Utility Room

8' 10" x 7' 10" (2.69m x 2.39m) With double glazed window to rear, laminate work tops, space for fridge freezer, space and plumbing for washing machine, dishwasher and tumble dryer, tiled flooring and wall mounted Potterton boiler

Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to



Dual Aspect Bedroom One

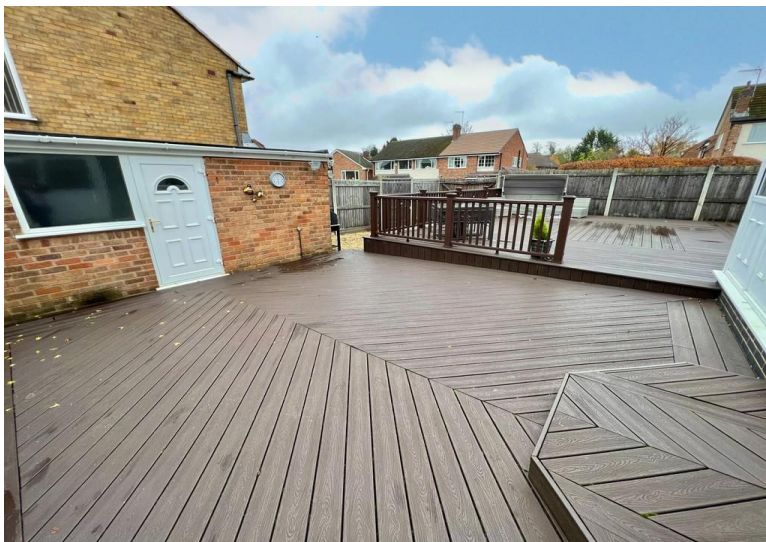
16' 8" x 11' 9" (5.08m x 3.58m) With double glazed windows to front and side elevations, laminate flooring, two radiators, two ceiling light points and a range of built-in wardrobes

Bedroom Two to Rear

11' 9" x 9' 10" (3.58m x 3m) With double glazed window to rear elevation, radiator, laminate flooring, coving to ceiling, ceiling light point and built-in cupboards

Bedroom Three to Rear

8' 6" x 8' 6" (2.59m x 2.59m) With double glazed window to rear elevation, radiator, laminate flooring, coving to ceiling and ceiling light point

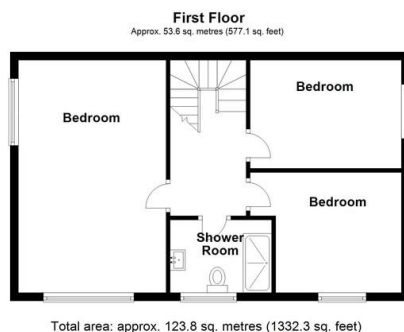
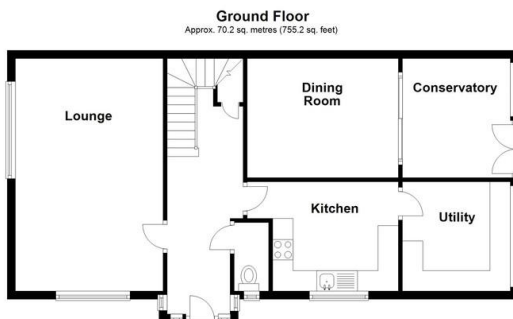


Re-Fitted Family Shower Room to Front

8' 10" x 5' 2" (2.69m x 1.57m) Being re-fitted with a three piece white suite comprising double walk-in shower with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and vanity wash hand basin, obscure double glazed window to front, complementary tiling to walls and floor, ladder style radiator, extractor and ceiling light point

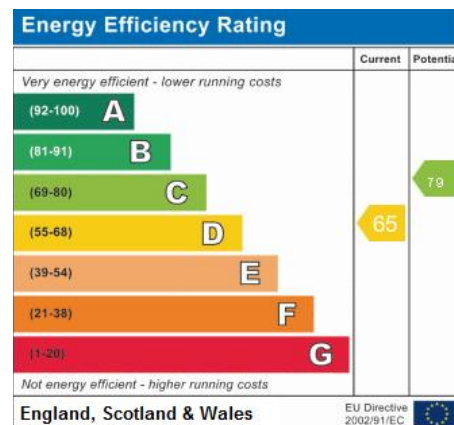
Low Maintenance Rear Garden

With composite decking, fencing to boundaries, UPVC obscure double glazed door to garage and gravel driveway leading to double gated access to garage



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 - D



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