



smarthomes

## Dunard Road

Shirley, Solihull, B90 2HR

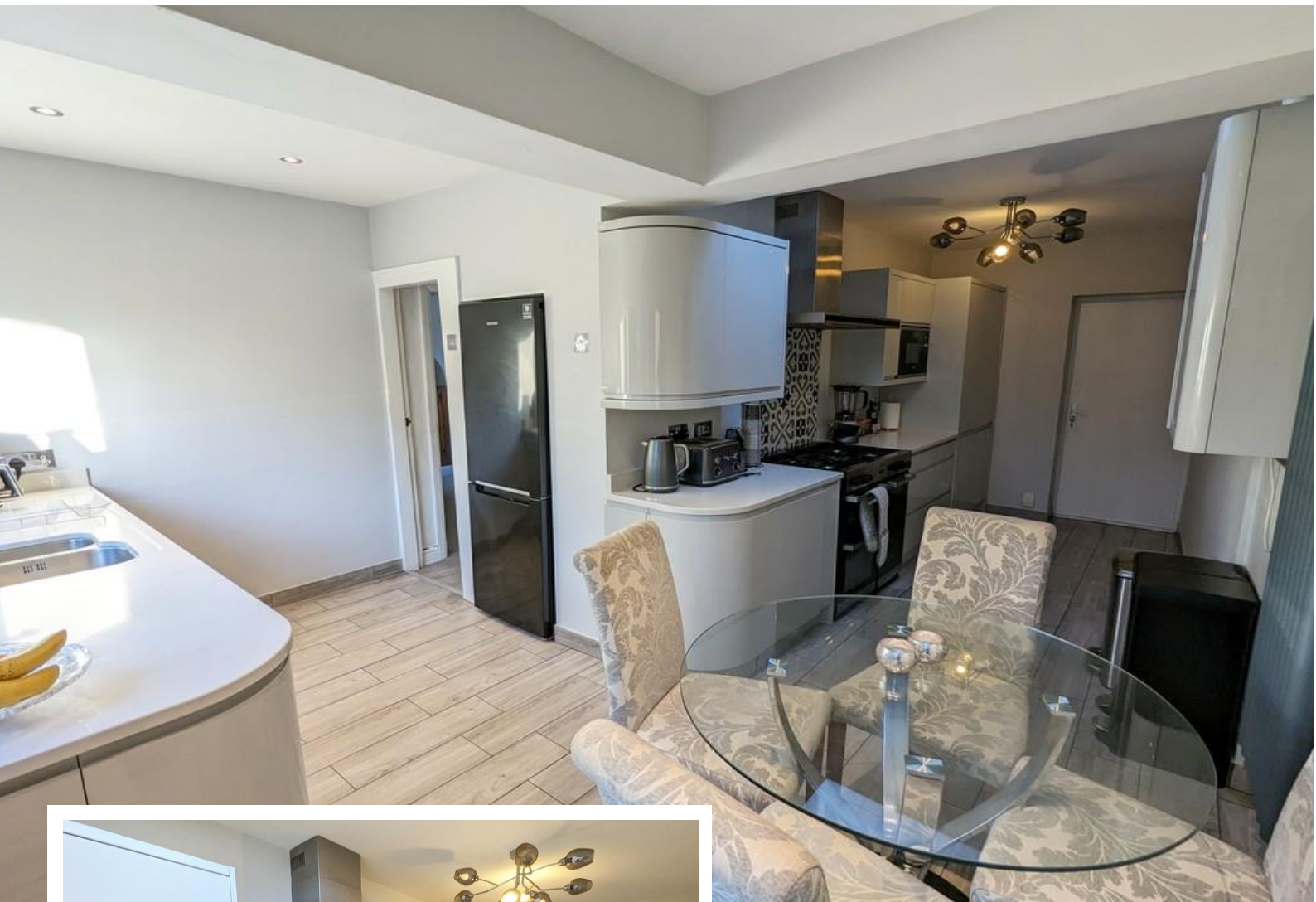
- An Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Extended & Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom

**£290,000**

EPC Rating - 61

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 concrete driveway providing off road parking with laid lawn area to side, low level fencing to side boundaries and a paved footpath extending to UPVC double glazed door leading into

**Enclosed Porch**

With double glazed windows to property frontage and further composite door leading to

**Entrance Hallway**

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

**Through Lounge/Diner**

25' 10" x 9' 8" (7.87m x 2.95m) With UPVC double glazed bay window to front elevation, UPVC double glazed French doors with side windows leading to rear garden, two wall mounted radiators, two ceiling light points, fitted storage cupboards and a feature gas fireplace



**Extended & Re-Fitted Breakfast Kitchen to Rear**

20' max x 13' 8" max (6.1m max x 4.17m max) Being L shaped and re-fitted with a range of wall, base and drawer units with a work surface over incorporating an inset 1 1/2 bowl sink with mixer tap over. Space for Range style cooker with extractor hood over, integrated microwave, washing machine and dishwasher. Tiling to splash back areas and floor, radiator, ceiling light point and spot lights, UPVC double glazed door and window to the rear aspect and door to garage store



**Landing**

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

**Bedroom One to Front**

12' 4" x 9' 8" (3.76m x 2.95m) With double glazed bay window to front elevation, radiator and ceiling light point



**Bedroom Two to Rear**

13' x 9' 8" (3.96m x 2.95m) With double glazed bay window to rear elevation, radiator and ceiling light point



### Extended Bedroom Three to Front

9' 10" x 8' 8" max (3m x 2.64m max) With double glazed window to front elevation, radiator and two ceiling light points

### Re-Fitted Family Bathroom to Rear

6' 6" x 6' 6" (1.98m x 1.98m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the rear elevation



### West Facing Rear Garden

Being mainly laid to lawn with paved patio and panelled fencing to boundaries

### Garage Store

With side hung doors to property frontage and courtesy door to kitchen

### 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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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.