



smarthomes

Shirley Park Road

Shirley, Solihull, B90 2BZ

- A Semi-Detached Property
- Three Good Size Bedrooms
- Dining Kitchen
- Good Size South West Facing Rear Garden with Out-Buildings

Offers in Region of £300,000

EPC Rating - 60

Current Council Tax Band - B





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 block paved frontage extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and UPVC obscure double glazed door leading through to

Entrance Hallway

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



Lounge to Rear

12' 9" x 12' 9" (3.9m x 3.9m) With double glazed windows incorporating French doors leading out to the South West facing rear garden, wood effect flooring, coving to ceiling, ceiling light point with fan and decorative rose, radiator and wall mounted electric fire

Dual Aspect Dining Kitchen

18' 8" x 9' 10" (5.7m x 3.0m) Being fitted with a range of high gloss handle-less wall, drawer and base units with complementary work surfaces, composite sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset electric oven, breakfast bar seating area, integrated washing machine, tumble dryer and fridge, cupboard housing Vaillant boiler, radiator, ceiling light points, coving to ceiling, wood effect flooring, double glazed window to front and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With double glazed window to front, useful airing cupboard, ceiling light point and doors leading off to



Bedroom One to Rear

10' 5" x 11' 5" (3.2m x 3.5m) With double glazed window to rear elevation, radiator, ceiling light point with fan, wood effect flooring, loft access and fitted wardrobes

Bedroom Two to Rear

10' 5" x 9' 10" (3.2m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point, polished exposed floorboards and built-in storage cupboard



Bedroom Three to Front

8' 2" x 8' 2" (2.5m x 2.5m) With double glazed window to front elevation, radiator, ceiling light point and useful storage cupboard

Shower Room

5' 6" x 5' 6" (1.7m x 1.7m) With obscure double glazed window to side, feature shower cubicle, vanity sink, tiling to walls, ladder style radiator and ceiling light point

Separate WC

With obscure double glazed window to side, WC with enclosed cistern, tiling to walls and ceiling light point

Good Size South West Facing Rear Garden

Having a paved patio, lawned area, paved pathway, fencing to boundaries, a variety of mature shrubs and bushes, out-buildings, outside tap and side gate access to front



Out-Building

7' 6" x 5' 6" (2.3m x 1.7m) With UPVC obscure double glazed door, UPVC double glazed window to garden, WC with enclosed cistern, ceiling light point and tiled flooring

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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(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.