



smarthomes

Shakespeare Drive

Shirley, Solihull, B90 2AN

- An Extended Detached Property
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- South Facing Rear Garden
- No Upward Chain

£525,000

EPC Rating 48

Current Council Tax Band E





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, tarmac driveway providing off road parking extending to garage doors and a concrete pathway extending to UPVC double glazed door leading into



Enclosed Porch

With tiled flooring and obscure glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, coving to ceiling, picture rail, stairs leading to the first floor accommodation, door to garage and doors leading off to

Dining Room to Front

13' 9" x 11' 9" (4.2m x 3.6m) With double glazed bay window to front elevation, radiator, coving to ceiling, picture rail, ceiling light point and brick built fireplace with tiled hearth



Lounge to Rear

17' 8" x 11' 9" (5.4m x 3.6m) With double glazed bay incorporating French doors leading out to the rear garden, coving to ceiling, ceiling light point, fireplace and wall lighting

Breakfast Kitchen

12' 1" x 9' 10" (3.68m x 3m) Being fitted with a range of wall, drawer and base units incorporating display shelving with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob, inset oven and grill, inset microwave oven, integrated dishwasher, space for fridge freezer, useful pantry, radiator, ceiling light points, window looking through to utility, door to side and door leading through to



Utility Room

13' 5" x 10' 9" (4.1m x 3.3m) With double glazed windows to side and rear elevations, double glazed door leading out to the rear garden, roof lantern, ceiling light point, wall, drawer and base units, laminate work surface, space and plumbing for washing machine, sink and drainer unit, door to side passage and door leading into

Guest WC

With obscure double glazed window to rear, low flush WC, wall mounted sink, tiling to half height and ceiling light point

Accommodation on the First Floor

Landing

With obscure double glazed window to side elevation, loft access, picture rail, ceiling light point, useful airing cupboard and doors leading off to



Bedroom One to Front

14' 1" x 9' 10" (4.3m x 3.0m) With double glazed bay window to front elevation, radiator, wall lighting, two ceiling light points and a range of fitted furniture

Bedroom Two to Rear

14' 9" x 11' 9" (4.5m x 3.6m) With double glazed window to rear elevation, radiator, ceiling light point, vanity sink and a range of fitted furniture



Bedroom Three to Rear

9' 2" x 7' 6" (2.8m x 2.3m) With double glazed window to rear elevation, radiator, ceiling light point and built-in cupboards

Bedroom Four to Front

8' 2" x 7' 6" (2.5m x 2.3m) With double glazed window to front elevation, radiator, ceiling light point and fitted furniture

Family Bathroom

6' 2" x 5' 10" (1.9m x 1.8m) Having a tiled panelled bath with Triton electric shower over, vanity wash hand basin with storage below, tiling to walls, tiled flooring, obscure double glazed window to side, radiator and ceiling light point

Separate WC

With low flush WC, obscure double glazed window, ceiling light point and tiling to half height

South Facing Rear Garden

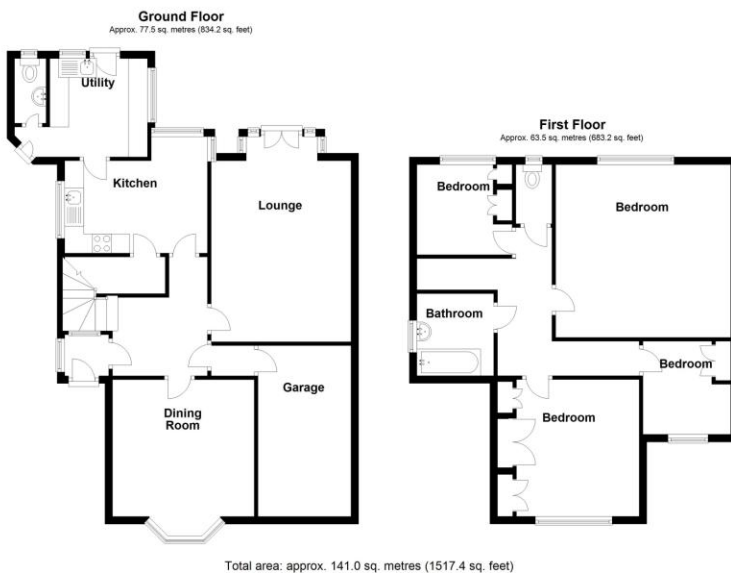
Being mainly laid to lawn with paved patio, a variety of mature shrubs and bushes and fencing to boundaries

Garage

14' 9" x 7' 6" (4.5m x 2.3m) With double garage doors to driveway, wooden sliding door to property, obscure window to side and ceiling light point

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 - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.