



smarthomes

Moreton Road

Shirley, Solihull, B90 3ED

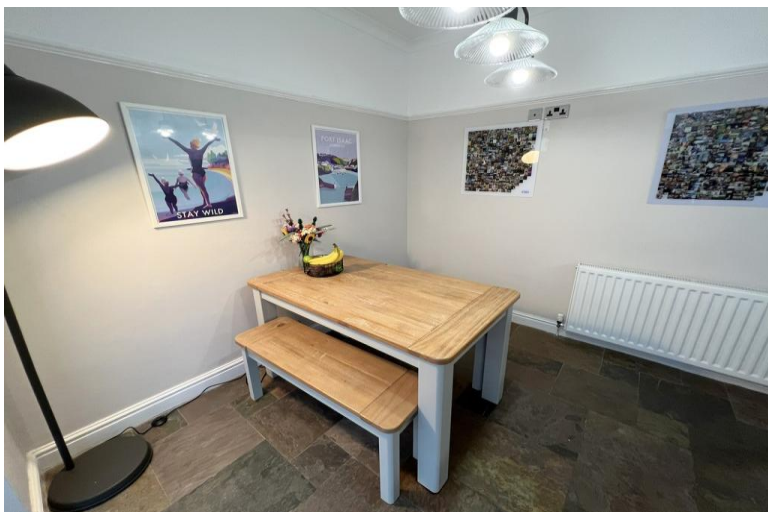
- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

£360,000

EPC Rating - 59

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 tarmac driveway providing off road parking with a Cotswold stone chipped area to side and a UPVC double glazed door leading into



Enclosed Porch

With double glazed windows to property frontage and sides, wood effect flooring, light point and further glazed wooden door leading to

Entrance Hallway

With laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

Lounge to Front

16' 8" x 9' 10" (5.1m x 3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and open fireplace with log burning stove, slate hearth and oak mantle



Re-Fitted Kitchen/Diner to Rear

16' 4" x 8' 10" (5m x 2.7m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a ceramic sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and double oven below. Integrated dishwasher, tiling to splash back areas and floor, radiator, ceiling light points, under stairs storage cupboard, oak door to covered side passage, UPVC double glazed window to the rear aspect and double glazed sliding patio doors leading to

Conservatory

9' 10" x 9' 10" (3m x 3m) With double glazed windows, polycarbonate roof, wood effect flooring, radiator and double glazed French doors leading out to the rear garden



Covered Side Passage

32' 9" x 4' 11" max (10m x 1.5m max) Obscure UPVC double glazed door to property frontage, polycarbonate roof, fitted wall and base units with a laminate work surface over, wall mounted gas central heating boiler, single glazed door and window to rear garden and opening into

Utility

8' 6" x 4' 11" (2.6m x 1.5m) With fitted wall units, a fitted work surface incorporating a sink and drainer unit, space and plumbing for washing machine and tumble dryer, UPVC double glazed window to side and ceiling light point



Landing

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

Bedroom One to Front

13' 9" x 9' 10" (4.2m x 3m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

12' 1" x 10' 9" (3.7m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' 6" x 6' 6" (2.6m x 2m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

6' 10" x 6' 6" (2.1m x 2m) 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, useful storage cupboard, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

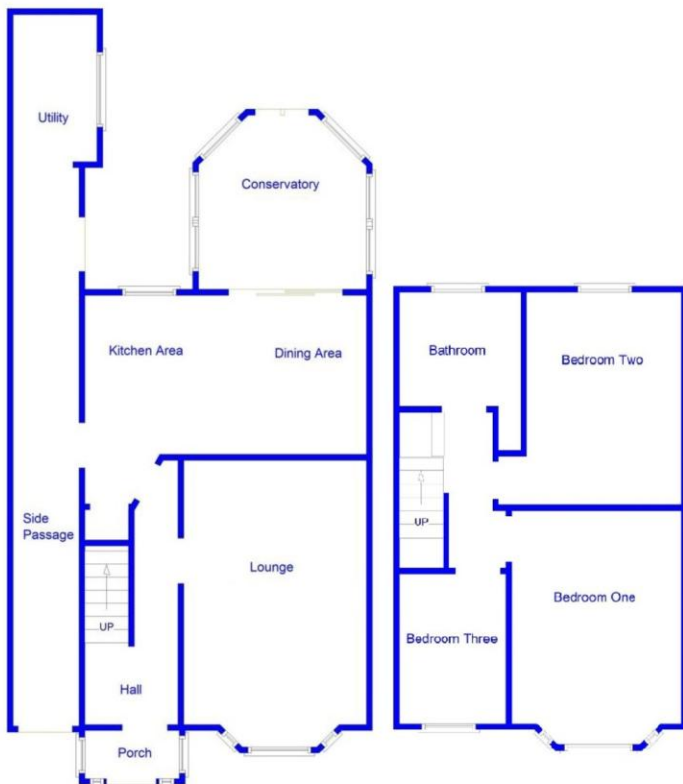


Rear Garden

Being mainly laid to lawn with paved and decked patio areas, panelled fencing to boundaries, cold water tap, timber framed shed and access to a shared rear service road

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)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(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.