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- A Substantially Extended & Completely Refurbished Semi-Detached Family Home
- Three Double Bedrooms
- Stunning Extended Open Plan Family Kitchen/Diner
- Luxury Re-Fitted Family Bathroom

## Stroud Road, Shirley, Solihull, B90 2JX

£425,000

Smart Homes are delighted to present this significantly extended and completely refurbished semi-detached family home situated in a most sought after road. Early viewing is advised to appreciate the standard of accommodation on offering with comprises a stunning extended open plan family kitchen/diner, separate lounge, utility room, guest W.C, three double bedrooms, luxury re-fitted family bathroom, driveway parking and a private landscaped rear garden. Council Tax Band – C. EPC Rating – 65 (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 tarmac driveway providing off road parking with low level fencing to side boundaries and a UPVC double glazed door leading into

### **Enclosed Porch**

With a further composite front door leading to



### **Entrance Hallway**

With ceiling spot lights and feature lighting, half height panelling, radiator, stairs leading to the first floor accommodation with bespoke under-stairs storage, feature herringbone style flooring and crittall style glazed door leading off to



### **Stunning Extended Open Plan Family Kitchen/Diner to Rear**

23' 0" max x 22' 3" max (7.01m max x 6.78m max) Being re-fitted with a comprehensive range of wall, base and drawer units with a Corian work surface over incorporating an induction 4 ring gas hob with extractor hood over. Central island incorporating a colour coded inset sink with mixer tap, integrated dishwasher and breakfast bar. Eye level Samsung electric oven and Samsung microwave oven, feature herringbone style flooring, feature vertical radiator, feature lighting, ceiling light points, LED spot lights, floating shelving with concealed lighting and a feature media wall with hard wiring for a wall mounted TV and feature digital fire. Feature vaulted ceiling with three Velux roof windows, UPVC double glazed window to the rear aspect, powder coated double glazed bi-fold doors leading to rear garden and crittall style glazed pocket doors leading into

### **Lounge to Front**

13' 9" x 9' 10" (4.19m x 3m) With UPVC double glazed bay window to front elevation, feature herringbone style flooring, wall mounted radiator, feature lighting and wall and ceiling light points

### **Utility Room**

Fitted with base units with a work surface over incorporating a sink and drainer, concealed wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer, UPVC double glazed window to front, feature herringbone style flooring, central heating radiator, ceiling light point and door to

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Porcelain tiling to half height, feature herringbone style flooring and ceiling light point

### **Landing**

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

### **Bedroom One to Front**

13' 5" x 10' (4.09m x 3.05m) With UPVC double glazed bay window to front elevation, radiator, hard wiring for wall mounted TV, double fitted wardrobe and wall and ceiling light points

### **Bedroom Two to Rear**

13' 3" x 10' (4.04m x 3.05m) With UPVC double glazed bay window to rear elevation, radiator, double fitted wardrobe and ceiling light point

### **Bedroom Three to Rear**

12' 7" x 7' 3" (3.84m x 2.21m) With two UPVC double glazed windows to rear elevation, radiator, double fitted wardrobe, feature wall panelling and ceiling spot lights

### **Luxury Re-Fitted Family Bathroom**

6' 10" x 5' 7" (2.08m x 1.7m) Being re-fitted with a modern white suite comprising of a bathtub with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, porcelain tiling to full height and floor, illuminated mirror, LED ceiling spot lights and an obscure double glazed window to the front elevation

### **Private Landscaped Rear Garden**

Being mainly laid to lawn with a porcelain patio area, retaining railway sleepers, external lighting, external power point, panelled fencing to boundaries and courtesy gate to rear

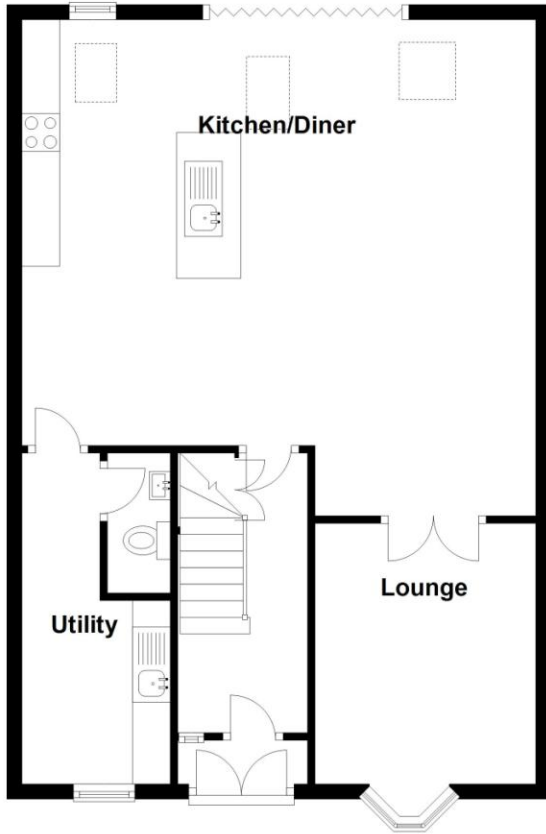
### **Tenure**

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 - C



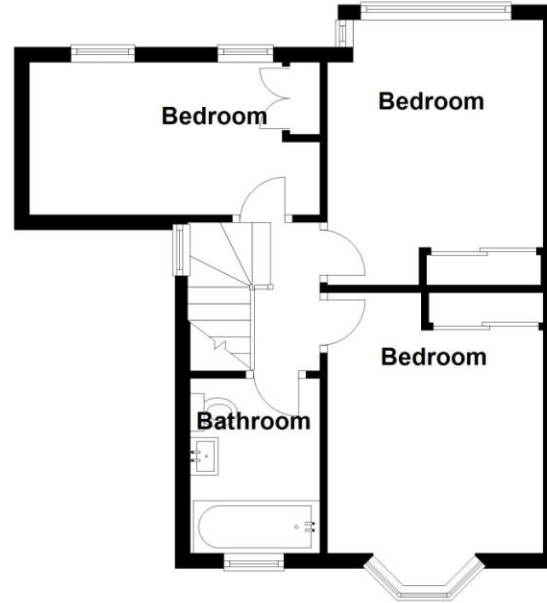
### Ground Floor

Approx. 69.4 sq. metres (746.5 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 105.8 sq. metres (1139.0 sq. feet)



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