



smarthomes

- A Well Presented Terrace Property
- Three Good Size Bedrooms
- Lounge
- Re-Fitted Kitchen Breakfast Room

Stretton Road

Shirley, Solihull, B90 2RX

£285,000

EPC Rating - 60

Current Council Tax Band - C





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys 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 Lighthall Secondary School, St James School which is part of the Tudor Grange Academy and Our Lady of the Wayside Catholic School, Blossomfield Primary School to name but a few. Commuters are particularly well serviced with regular bus and train links to these destinations.

The property is set back from the road behind a block paved driveway providing off road parking, slate chipping fore garden with rockery/shrubbery area and the property is entered via obscure UPVC double glazed front door leading through to



Entrance Porch

With door to meter and bin cupboard, tiled flooring and obscure UPVC double glazed door leading through to

Reception Hall

With two ceiling light points, ceiling smoke alarm, tiled flooring, wall mounted double panel radiator, stairs leading to the first floor accommodation, door to useful built in storage cupboard, study area under stairs with built in desk and drawers and panelled doors with brushed stainless steel style furnishings radiating off to



Lounge to Front

13' 11" x 11' 3" (4.24 x 3.43) With ceiling light point, wall mounted double panel radiator, UPVC double glazed window to front elevation, wall light point, feature fire surround with marble effect backing and hearth and electric fire and double doors leading through to

Re-Fitted Kitchen Breakfast Room to Rear

11' 11" x 10' 4" (3.63 x 3.15) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, breakfast bar, tiling to splash back areas and floor, plinth heater, ceiling spot lights and a double glazed window to the rear aspect



Superb Conservatory

12' 7" x 13' 8" (3.84 x 4.17) Being a fantastic addition to the property with ceiling light point with ceiling fan, wall mounted double panel radiator, tiled flooring, UPVC double glazed windows to side and rear elevations, UPVC double glazed French doors leading out to the rear garden and door leading through to

Re-Fitted Utility

Being re-fitted with a range of wall and base units with a work surface incorporating a one and a half bowl single drainer sink with mixer tap over, tiling to water prone areas, tiled flooring, space and plumbing for washing machine and tumble dryer, ceiling light point and UPVC double glazed window to rear elevation



Guest WC

With low level WC, pedestal wash hand basin, ceiling light point, tiled flooring, coving to ceiling and obscure UPVC double glazed window

Stairs and Landing

With wooden hand rail and spindle balustrades, ceiling light point, ceiling smoke alarm, loft hatch to roof space, airing cupboard housing combination boiler with slatted shelving and doors radiating off to



Bedroom One to Front

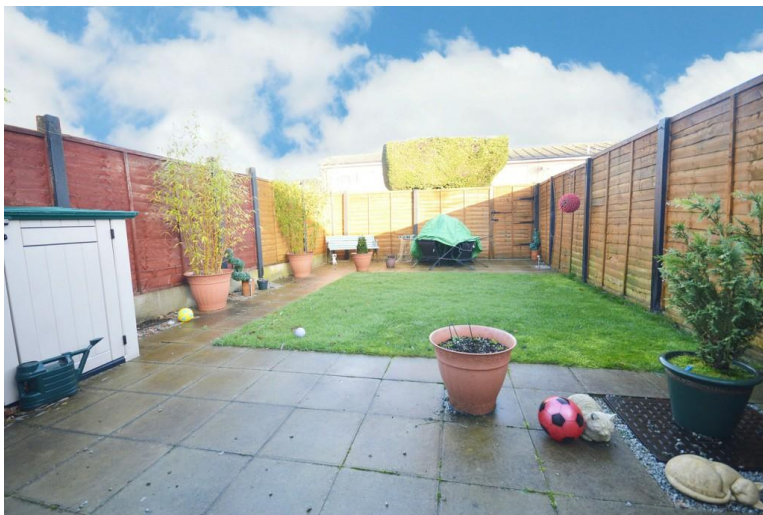
14' 1" x 10' 10" (4.29 x 3.3) With ceiling light point, coving to ceiling, wall mounted radiator, mirror fronted fitted wardrobes and UPVC double glazed window to front elevation

Bedroom Two to Rear

11' 11" x 10' 10" (3.63 x 3.3) With ceiling light point, wall mounted radiator and UPVC double glazed window to rear elevation

Bedroom Three to Front

10' 0" x 7' 6" (3.05 x 2.29) With ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation and door to useful over stairs storage/wardrobe



Re-Fitted Shower Room to Rear

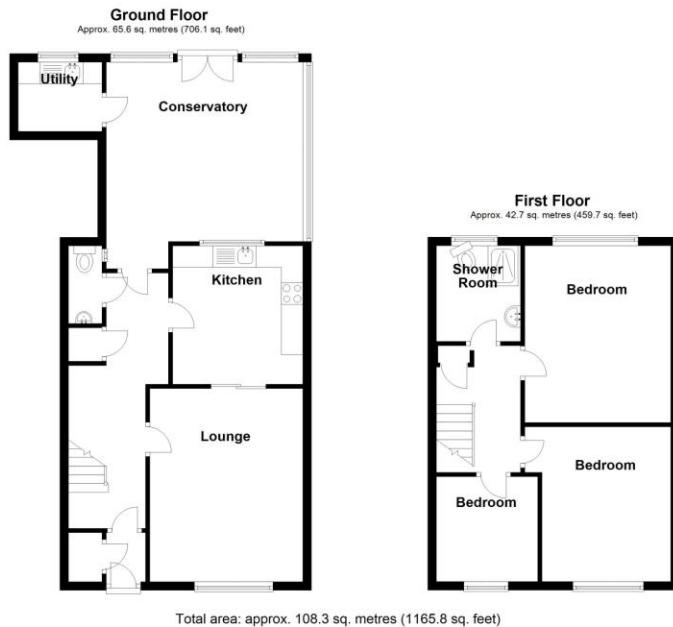
7' 4" x 5' 4" (2.24m x 1.63m) Being re-fitted with a three piece white suite comprising low level W.C, vanity wash hand basin and shower enclosure with thermostatically controlled shower, tiling to full height with inset decorative tiled border, inset ceiling down lighters and chrome style heated towel rail

Rear Garden

With boundary fencing to sides and rear, gated access to rear, paved patio terrace and lawned area

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(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.