



smarthomes

## Streetsbrook Road

Shirley, Solihull, B90 3PD

- An Extremely Spacious Detached Dormer Bungalow
- Four Double Bedrooms
- Conservatory
- En-Suite Shower Room

**£450,000**

EPC Rating - 49

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 tarmac driveway providing ample off road parking with low level hedging to side boundaries and an open storm porch with a hardwood glazed door leading into



### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

### Spacious Lounge to Rear

17' 2" x 13' 1" (5.23m x 3.99m) With a wall mounted radiator, wall and ceiling light points, doors to kitchen and utility and double glazed sliding patio doors leading into

### Conservatory

14' 4" x 10' 9" (4.37m x 3.28m) With double glazed windows, polycarbonate roof, tiled flooring, radiator and double glazed French doors leading out to the rear garden

### Breakfast Kitchen to Rear

12' 5" x 9' 7" (3.78m x 2.92m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a double bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for dishwasher, integrated fridge and freezer, concealed gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light point, UPVC double glazed window to the rear aspect and obscure UPVC door to side



### Utility

7' 4" x 6' 11" (2.24m x 2.11m) With space and plumbing for washing machine, ceiling strip light point, door to workshop and door to

### Home Office

10' 3" x 7' 8" (3.12m x 2.34m) With roof light, courtesy door to garage, radiator and ceiling strip light



### Bedroom Two to Front

12' 0" x 9' 10" (3.66m x 3m) With double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Three to Front

14' 1" x 9' 11" (4.29m x 3.02m) With double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Four to Side

12' 8" x 9' 11" (3.86m x 3.02m) With double glazed window to side elevation, radiator, ceiling light point and fitted wardrobes, dressing table and bedside table



### Ground Floor Family Shower Room

Being fitted with a white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, sliding doors to shelved storage area and ceiling light point

### Landing

With double glazed dormer window to front, radiator, ceiling light point and door to



**Bedroom One to Rear**

13' 2" max x 11' 6" max (4.01 m max x 3.51 m max) With double glazed window to rear elevation, Velux roof window to side, radiator, ceiling light point, built in storage, built in wardrobes, dressing table and drawers and door to

**En-Suite Shower Room**

Being fitted with a white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, built in storage, ceiling spot light point and Velux roof window

**Delightful Mature Private Rear Garden**

Being mainly laid to lawn with a substantial paved patio areas, panelled fencing to boundaries, timber built potting shed and courtesy gate to rear giving access to Moseley Cricket Club grounds

**Garage**

12' 8" x 7' 9" (3.86m x 2.36m) Located at the side of the property with side hung doors to property frontage, ceiling light point and courtesy door to home office

**Workshop**

9' x 7' 2" (2.74m x 2.18m) With courtesy door to rear garden, ceiling strip light and roll edge worktops

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.