



smarthomes

Portia Avenue

Shirley, Solihull, B90 2NW

- A Semi-Detached Property in a Sought After Location
- Three Good Size Bedrooms
- No Upward Chain
- Requiring Some Modernisation

£310,000

EPC Rating - TBC

Current Council Tax Band - 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 paved driveway providing off road parking with laid lawn area to side, planted shrubs and bushes and a wooden single glazed front door leading into

Entrance Hallway

With an obscure double glazed window to front, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Through Lounge/Diner

27' 2" x 11' 9" max (8.3m x 3.6m max) With a double glazed bay window to front elevation, glazed double doors leading to garden room, two wall mounted radiators, two ceiling light points and a gas fire with tiled hearth



Fitted Kitchen to Rear

10' 5" x 10' 2" (3.2m x 3.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding electric cooker, wall mounted gas central heating boiler, tiling to splash back areas, two ceiling light points, double glazed window to the side aspect, single glazed window to rear aspect and part glazed wooden door leading to

Garden Room

19' 0" x 7' 10" max (5.8m x 2.4m max) With UPVC double glazed windows overlooking rear garden, obscure UPVC double glazed door leading to side, single glazed door leading to rear garden, two ceiling light points, radiator and access to



Utility

8' 10" x 5' 2" (2.7m x 1.6m) Fitted with a range of wall and base units, sink and drainer unit, space and plumbing for washing machine, single glazed window to side, tiling to full height, ceiling light point and door to

Guest W.C

With a mid flush W.C, obscure single glazed window to rear and ceiling light point



Landing

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

Bedroom One to Front

14' 9" x 10' 2" (4.5m x 3.1m) With double glazed bay window to front elevation, storage cupboard, radiator and ceiling light point



Bedroom Two to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, radiator, storage cupboard and ceiling light point

Bedroom Three to Front

9' 6" x 8' 2" (2.9m x 2.5m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point

Shower Room to Rear

5' 10" x 4' 7" (1.8m x 1.4m) Being fitted with a white suite comprising of a large walk in shower with electric shower and a pedestal wash hand basin. Radiator, ceiling light point and an obscure double glazed window to the rear elevation

Separate W.C

With a white low flush W.C, obscure UPVC double glazed window to side and ceiling light point

Private Mature Rear Garden

Being mainly laid to lawn with paved patio area, planted borders, greenhouse, external storage room and panelled fencing to boundaries

Garage

16' 0" x 8' 2" (4.9m x 2.5m) With wooden side hung doors for vehicular access, cold water tap, power points, single glazed window and wooden courtesy door to garden

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 - D

