



smarthomes

Marshall Lake Road

Shirley, Solihull, B90 4RA

- A Traditional Extended Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

£300,000

EPC Rating - 41

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 driveway providing off road parking with a laid lawn area to side and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side and further panelled door leading to

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Reception Room One to Front

13' 5" x 12' 2" (4.09m x 3.71m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point

Extended Reception Room Two to Rear

18' 3" x 10' 1" (5.56m x 3.07m) With double glazed sliding patio doors leading to rear garden, two wall mounted radiators, wall and ceiling light points and a feature fireplace



Extended Kitchen to Rear

16' 4" x 6' 1" (4.98m x 1.85m) Being 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. Space for Range style cooker, tiling to splash back areas, ceiling spot lights, double glazed window to the rear aspect and UPVC double glazed door leading to garage and guest W.C

Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

13' 3" x 11' 1" (4.04m x 3.38m) With double glazed bay window to front elevation, radiator, triple fitted wardrobes and ceiling light and fan

Bedroom Two to Rear

11' 8" x 10' 11" (3.56m x 3.33m) With double glazed window to rear elevation, radiator and ceiling light and fan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bedroom Three to Front

7' 10" x 6' 2" (2.39m x 1.88m) With double glazed window to front elevation, radiator and ceiling light point

Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Ceiling light point and obscure window to rear

Southerly Facing Rear Garden

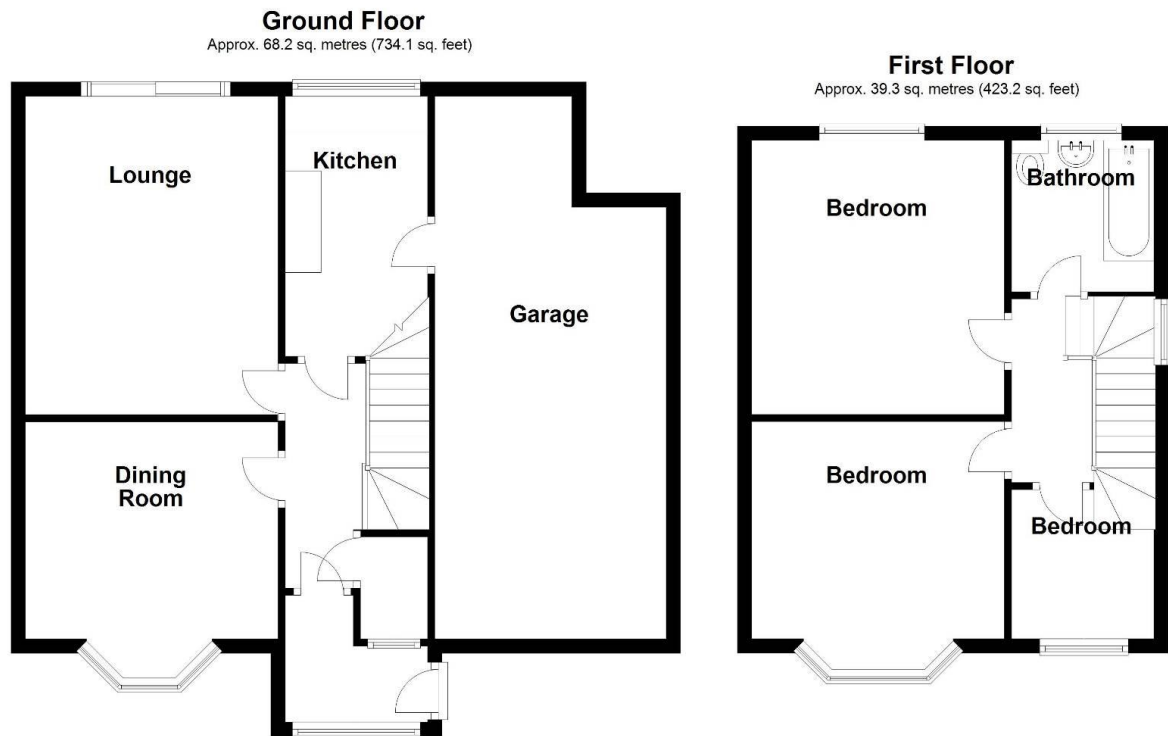
Requiring clearance with patio area and panelled fencing to boundaries

Garage & Guest W.C

22' 9" x 10' 10" (6.93m x 3.3m) Located at the side of the property with an up and over door for vehicular access, corrugated roof, wall mounted gas central heating boiler, courtesy UPVC doors to kitchen and rear garden and door to guest W.C with a low flush W.C and obscure glazed window 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



Total area: approx. 107.5 sq. metres (1157.3 sq. feet)