



smarthomes

Bearley Croft

Shirley, Solihull, B90 4DL

- A Semi Detached Family Home Requiring Modernisation
- Three Double Bedrooms
- Two Reception Rooms
- South Facing Rear Garden
- No Upward Chain

£380,000

EPC Rating 59

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 block paved driveway providing off road parking extending to side access, garage doors and UPVC double glazed double doors leading into

Enclosed Porch

6' 10" x 4' 3" (2.08m x 1.3m) With double glazed windows, ceiling light point and glazed door leading through to

Entrance Hallway

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



Lounge to Front

14' 8" x 11' 0" (4.47m x 3.35m) With double glazed window to front elevation, ceiling light point, coving to ceiling, radiator, feature stone effect fire surround with gas fire and part glazed sliding double doors leading through to

Dining Room to Rear

11' 0" x 9' 6" (3.35m x 2.9m) With double glazed window to rear, UPVC double glazed door leading out to the rear garden, ceiling light point, coving to ceiling, radiator and door leading through to



Kitchen to Rear

9' 6" x 8' 5" (2.9m x 2.57m) Being fitted with a range of wall, drawer and base units with work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space for fridge freezer, door to pantry, radiator, ceiling light points, double glazed window to rear and part glazed door leading through to

Utility Area

7' 4" x 16' 8" (2.24m x 5.08m) Having fitted wall and base units, lighting, radiator, space and plumbing for washing machine and tumble dryer, wall mounted boiler, double glazed windows to side and rear, UPVC double glazed door to rear garden, tiled flooring and opening through to garage



Accommodation on the First Floor

Landing

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

Bedroom One to Front

13' 4" x 11' 0" (4.06m x 3.35m) With double glazed window to front elevation, radiator, ceiling light point and door to built-in wardrobe



Bedroom Two to Rear

9' 5" x 11' 0" (2.87m x 3.35m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Three to Front

13' 5" x 9' 4" (4.09m x 2.84m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture

Family Bathroom to Rear

9' 6" x 5' 6" (2.9m x 1.68m) Having a panelled bath with shower over, pedestal wash hand basin, tiling to walls, obscure double glazed window to rear and airing cupboard

Separate WC

With low flush WC, obscure double glazed window, tiling to half height and ceiling light point

South Facing Rear Garden

Being mainly laid to lawn with crazy paved patio, pathway, shrubbery borders, timber shed to rear and panelled fencing to boundaries

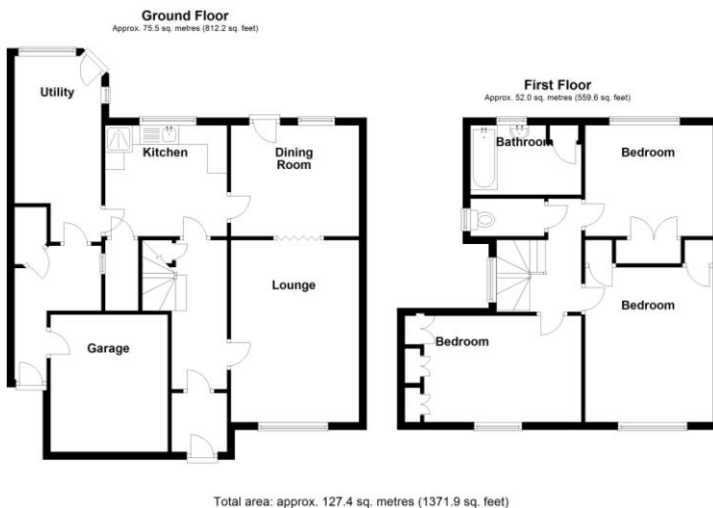
Garage

8' 2" x 14' 10" (2.49m x 4.52m) With garage doors to driveway, storage cupboard, window to porch, lighting and power



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(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.