



smarthomes



- A Spacious Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Mature South Facing Rear Garden

Coton Grove, Shirley, Solihull, B90 1BS

A spacious detached family home situated on a wide corner plot and offering accommodation comprising two reception rooms, fitted kitchen, guest W.C, four bedrooms, bathroom, separate W.C, South facing rear garden, integral garage and car port

£395,000

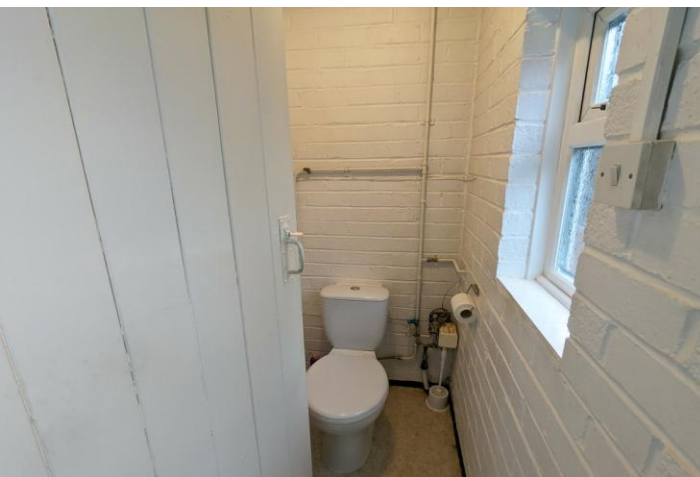
EPC Rating - 70

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 off road parking with low level hedging to boundaries, laid lawn areas, planted shrubs and bushes and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to side elevations and further door leading to



Entrance Hallway

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

Dining Room to Front

12' 2" x 11' 11" (3.71m x 3.63m) With double glazed bay window to front elevation, wall mounted radiator, feature fireplace and ceiling light point



Lounge to Rear

13' 1" x 12' 0" (3.99m x 3.66m) With double glazed picture window overlooking rear garden, two wall mounted radiators and ceiling light point

Fitted Kitchen to Rear

9' 7" x 9' (2.92m x 2.74m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding gas cooker, tiling to splash back areas, wood effect flooring, radiator, wall mounted gas central heating boiler, ceiling light point, double glazed window to the rear aspect and obscure glazed sliding door leading to

Lobby

With a part glazed obscure UPVC double glazed door to side, UPVC double glazed obscure window to side and door to

Guest W.C

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

Landing

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

Bedroom One to Front

14' 9" x 12' 1" (4.5m x 3.68m) With double glazed window to front elevation, fitted wardrobes, radiator and ceiling light point

Bedroom Two to Rear

12' 10" x 10' 11" (3.91m x 3.33m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

10' 11" x 10' (3.33m x 3.05m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

7' 1" x 6' 9" (2.16m x 2.06m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a white suite comprising of a corner bath with shower attachment and a pedestal wash hand basin. Airing cupboard, radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Guest W.C

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

Mature South Facing Rear Garden


With a wrap around lawn, mature planted borders, paved patio area, brick built and wooden storages shed, panelled fencing to boundaries, car port with polycarbonate roof and side hung doors to property frontage and a wooden door leading into

Integral Garage

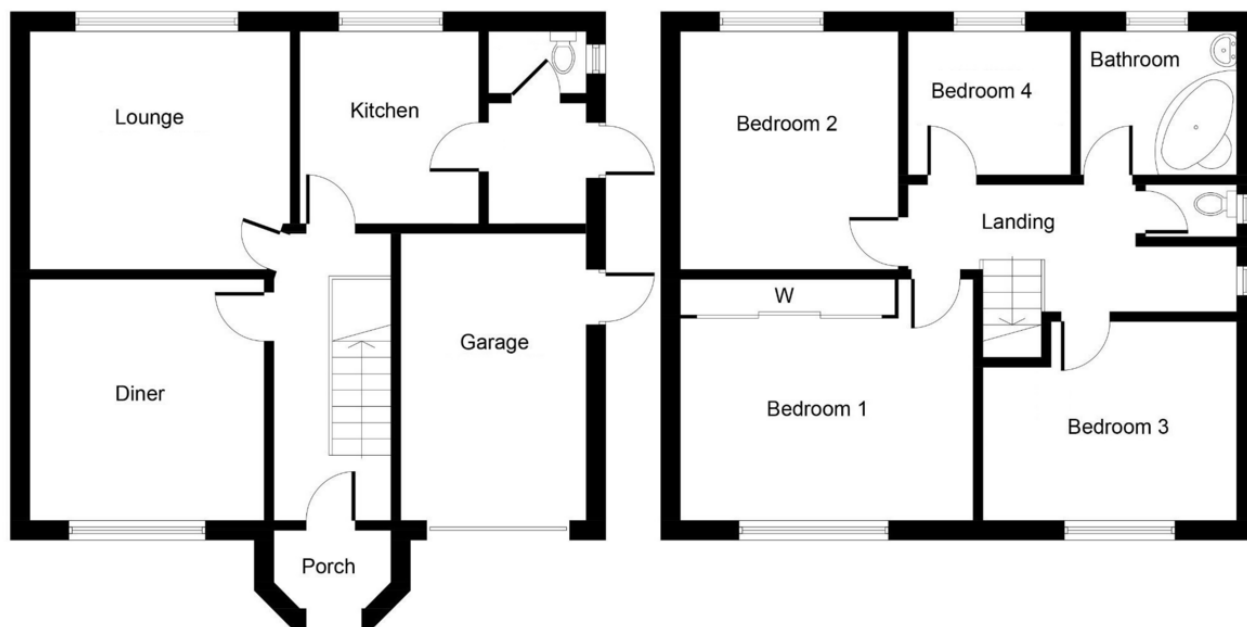
15' 9" x 7' 5" (4.8m x 2.26m) With side hung doors for vehicular access, ceiling light point and window to side

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 vendor. Current council tax band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(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 are 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.