



smarthomes



- A Spacious Detached Bungalow
- Three Bedrooms
- Dual Aspect Lounge
- Dining Room/Breakfast Room
- En-Suite Bathroom & Separate Shower Room
- No Upward Chain

Moorlands Drive, Shirley, Solihull, B90 3QY

Offers In Region Of £450,000

A spacious detached bungalow on a generous corner plot benefitting from no upward chain, three bedrooms, versatile bedroom three/dining room, dual aspect lounge, dining room/breakfast room, kitchen, large utility room, en-suite bathroom, separate shower room, garage, attractive front and rear gardens and generous off road parking
EPC Rating – 44 (E). Council Tax Band - E



Property Description

The property is set in a sought after location on a generous corner plot behind attractive fore gardens with crazy paved pathway and a tarmac driveway providing off road parking to the side extending to gated access to paved terrace providing access to large utility room and an up and over garage door. An additional tarmac driveway to the front extends to UPVC double glazed double doors leading into

Enclosed Porch

Being double glazed with ceiling light point and obscure glazed hardwood door leading through to

Entrance Hallway

With ceiling light point, radiator, picture rail and doors leading off to

Dual Aspect Lounge

15' 8" x 14' 1" (4.8m x 4.3m) With double glazed windows to front and side elevations, radiator, wall lighting and gas fireplace with marble hearth





Dining Room/Breakfast Room

11' 1" x 10' 2" (3.4m x 3.1m) With obscure glazed door to large utility room, radiator, ceiling beams, ceiling light point and obscure glazed door leading into

Kitchen

9' 10" x 7' 6" (3.0m x 2.3m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, inset sink and drainer with mixer tap, tiling to splashback areas, gas cooker with extractor over, under-counter fridge, coving to ceiling, radiator, ceiling light point and double glazed window to side



Large Utility to Rear

12' 1" x 10' 2" (3.7m x 3.1m) With windows and glazed door to rear garden, tiled flooring, fitted base units, laminate work surfaces, sink unit, washing machine, fridge freezer, space for tumble dryer, ceiling light point, radiator, two roof lanterns, door to garage and UPVC double glazed door leading to paved terrace with gated access to the driveway



Principal Bedroom One

12' 1" x 10' 2" (3.7m x 3.1m) With double glazed window to side elevation, radiator, wall lighting, a range of fitted furniture and door leading into

En-Suite Bathroom to Rear

7' 10" x 4' 11" (2.4m x 1.5m) Being fitted with a three piece suite comprising; panelled bath with shower attachment over, low flush WC and corner vanity wash hand basin, with tiling to water prone areas, obscure double glazed window to rear, radiator, wall lighting and coving to ceiling

Bedroom Two to Front

9' 6" x 10' 2" (2.9m x 3.1m) With double glazed window to front elevation, radiator, coving to ceiling, wall lighting, ceiling light point and fitted wardrobes

Bedroom Three/Dining Room to Front

9' 10" x 8' 10" (3.0m x 2.7m) A versatile bedroom currently utilised as a dining room with double glazed window to front elevation, ceiling light point, coving to ceiling and radiator

Shower Room to Rear

11' 1" x 5' 10" (3.4m x 1.8m) Being fitted with a three piece suite comprising of; shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin with tiling to water prone areas, obscure double glazed window to rear, radiator, ceiling light point and coving to ceiling

Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, mature shrub borders, cold water tap, greenhouse, shed and side gate access to side driveway

Garage

16' 8" x 9' 6" (5.1m x 2.9m) With metal up and over garage door to driveway, ceiling light point and power points

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.

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

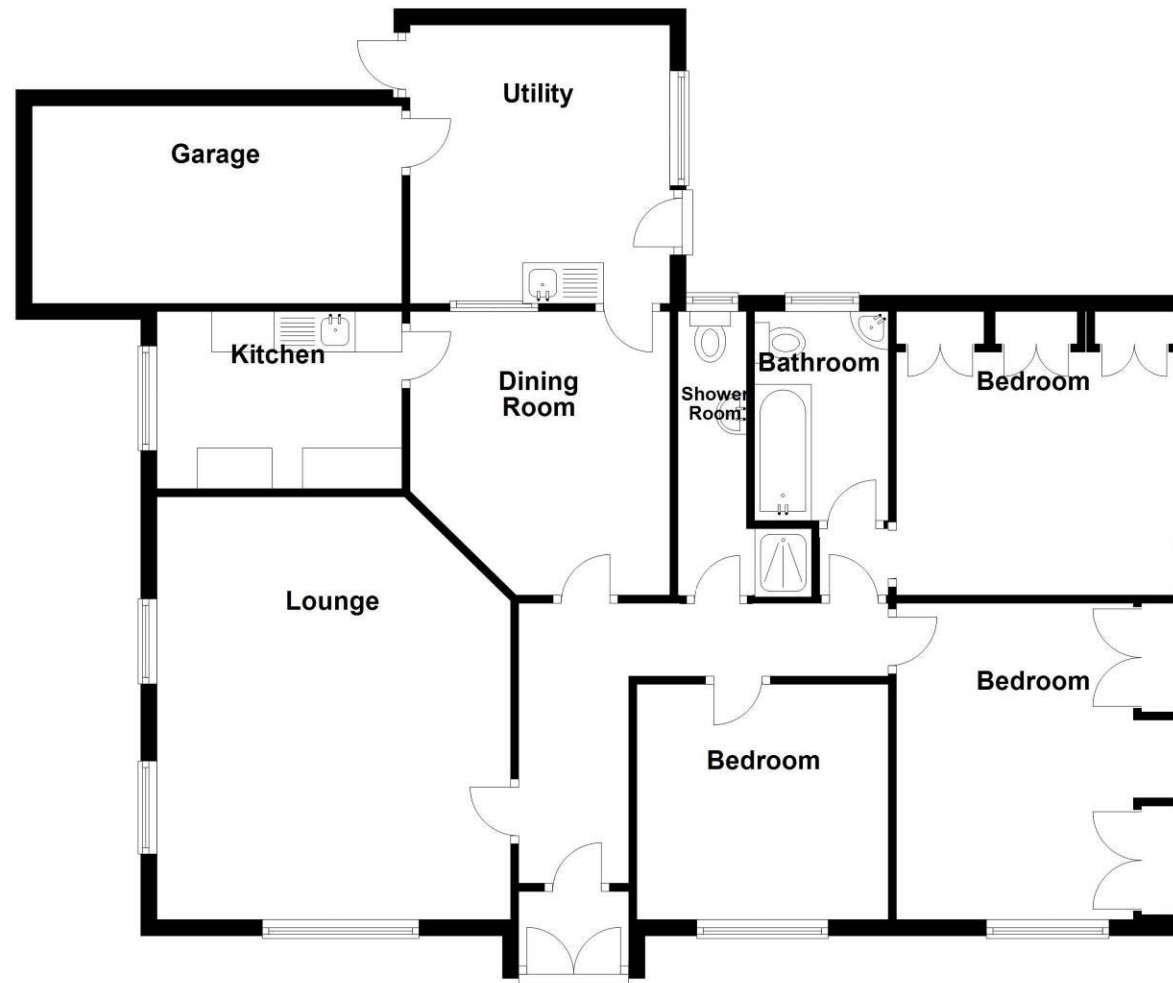


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 117.8 sq. metres (1268.3 sq. feet)



Total area: approx. 117.8 sq. metres (1268.3 sq. feet)

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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.