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Rushleigh Road

Shirley, Solihull, B90 1DH

- A Beautifully Presented Semi Detached Family Home
- Three Double Bedrooms
- Impressive Family Dining Kitchen
- Luxury Four Piece Family Bathroom

£465,000

EPC Rating 70 (C)

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 generous off road parking extending to gated side access to rear garden, roller shutter garage door and composite front door leading through to

Enclosed Porch

With double glazed windows, Karndean flooring and door leading through to

Entrance Hallway

With ceiling light point, radiator, Karndean flooring, wall lighting, stairs leading to the first floor accommodation and oak doors leading off to



Lounge to Front

11' 0" x 16' 5" (3.35m x 5m) With double glazed window to front elevation, ceiling light point, coving to ceiling, radiator and feature brick fireplace with wooden mantle and tiled hearth

Guest WC

With low flush WC, wall mounted wash hand basin, Karndean flooring and ceiling light point

Impressive Family Dining Kitchen to Rear

30' 1" x 19' 0" (9.17m x 5.79m) Being fitted with a contemporary range of base and floor to ceiling storage units with complementary marble work surfaces and matching upstands, Belfast sink with mixer tap, five ring gas on glass hob, inset eye-level double oven, grill and microwave oven, integrated Bosch dishwasher, larder fridge and larder freezer, large island with breakfast bar seating area, two radiators, ceiling light points, family area with hard-wiring for wall mounted television, attractive herringbone Karndean flooring, feature vaulted ceiling with four Velux windows, double glazed window to rear, double glazed folding doors opening up to West facing porcelain terrace and opening into



Utility Room

13' 9" x 5' 9" max (4.19m x 1.75m) With courtesy door to side, door to garage, under-stairs storage, radiator, ceiling light points, base units with marble worktops and matching upstand, sink with mixer tap and space and plumbing for washing machine

Accommodation on the First Floor

Landing

With ceiling light point, double glazed window to side, wall mounted air-conditioning and doors leading off to

Bedroom One to Rear

10' 10" x 14' 4" (3.3m x 4.37m) With radiator, ceiling light point and double glazed window over-looking West facing rear garden and open views beyond





Bedroom Two to Front

12' 1" x 11' 0" (3.68m x 3.35m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Front

8' 1" x 12' 3" (2.46m x 3.73m) With double glazed window to front elevation, radiator and ceiling light point

Luxury Four Piece Family Bathroom to Rear

Being fitted with a four piece white suite comprising; feature freestanding bath with freestanding mixer tap and shower attachment, low flush WC, floating vanity wash hand basin and over-sized walk-in shower with thermostatic rainfall shower, additional handheld attachment and illuminated recessed shelving, complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

West Facing Rear Garden

Being mainly laid to lawn with attractive porcelain paved patio, fencing to boundaries, timber shed and mature shrubs and bushes

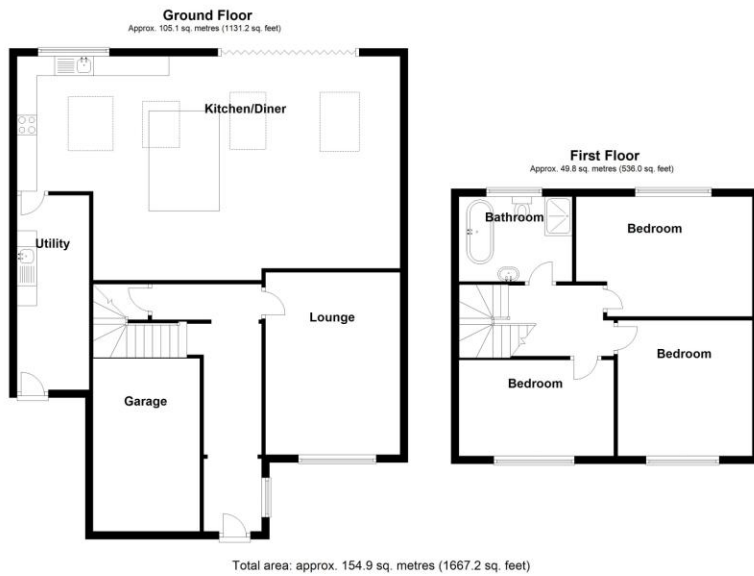


Garage

8' 2" x 14' 4" (2.49m x 4.37m) With automatic roller shutter garage door to driveway, ceiling strip light and wall mounted Worcester Bosch boiler

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		
(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 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.