



smarthomes



- A Well Presented Detached Family Home
- Four Double Bedrooms
- Large Conservatory
- Re-Fitted En-Suite Shower Room

The Fordrough, Truemans Heath Lane, Shirley, Solihull, B90 1PP

£500,000

A well presented detached family home with open views to front benefitting from; four double bedrooms, modern kitchen, open plan lounge diner, large conservatory, utility room, guest WC, re-fitted en-suite shower room, family bathroom, West facing rear garden, garage and off road parking.

EPC Rating – TBC. Council Tax Band – F.



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 roller shutter garage door, gated side access to rear garden and double glazed door leading through to

Enclosed Porch

With double glazed windows, tiled flooring, lighting and composite door leading through to



Entrance Hallway

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

Modern Kitchen to Front

12' 5" x 8' 6" (3.8m x 2.6m) Being fitted with a range of high gloss, handle-less wall, drawer and base units incorporating wine wrack with complementary Quartz work surfaces, inset sink, tiling to splashback areas, Zanussi four ring hob with extractor canopy over, inset eye-level AEG oven, grill and microwave oven, integrated AEG dishwasher and fridge freezer, radiator, ceiling light point, double glazed windows to front and side elevations and door leading into



Utility Room

5' 6" x 4' 11" (1.7m x 1.5m) Having fitted high gloss, handle-less wall and base units with Quartz work top and inset sink, space and plumbing for washing machine, radiator, double glazed composite door to side, ceiling light point and wood effect tiled flooring

Guest WC

With low flush WC, corner wash hand basin with tiled splashback, tiled flooring, radiator, ceiling light point and extractor

Lounge to Rear

14' 9" x 12' 9" (4.5m x 3.9m) With double glazed window to rear, ceiling light point, wall lighting, wood effect flooring, coving to ceiling, two radiators, feature inset gas fireplace with marble hearth and surround, double glazed patio doors leading into conservatory and archway through to

Dining Area to Rear

8' 10" x 8' 2" (2.7m x 2.5m) With double glazed window to rear elevation, ceiling light point, wood effect flooring and radiator

Large Conservatory

15' 1" x 11' 5" (4.6m x 3.5m) With double glazed windows, glazed roof, double glazed French doors leading out to the West facing rear garden, ceiling light point, wood effect flooring, electric panel heater, radiator and power points

Accommodation on the First Floor

Landing

With ceiling light point, Velux window, airing cupboard, radiator and doors leading off to

Bedroom One to Rear

14' 9" x 11' 5" (4.5m x 3.5m) With double glazed window to rear elevation, radiator, ceiling light point and door leading into

Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, WC with enclosed cistern and vanity wash hand basin with complementary tiling to walls and floor, shaver socket, obscure double glazed window to side, ladder style radiator, extractor and spot lights to ceiling

Bedroom Two to Front

8' 6" x 9' 10" (2.6m x 3.0m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

Bedroom Three to Rear

14' 5" max x 8' 2" (4.4m x 2.5m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

13' 5" max x 8' 2" (4.1m x 2.5m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom

8' 10" x 5' 10" (2.7m x 1.8m) Being fitted with a three piece white suite comprising; panelled Jacuzzi style bath with centralised mixer tap and electric shower over, WC with enclosed cistern and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to side, ladder style radiator, shaver socket, extractor and ceiling light point

West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, shrub borders, gated side access and timber shed

Garage

18' 0" x 8' 6" (5.5m x 2.6m) With electric roller shutter garage door to driveway, ceiling light point, obscure double glazed door to side, wall mounted Worcester Bosch boiler and power points

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 - F





316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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