



smarthomes

## Newborough Road

Shirley, Solihull, B90 2HF

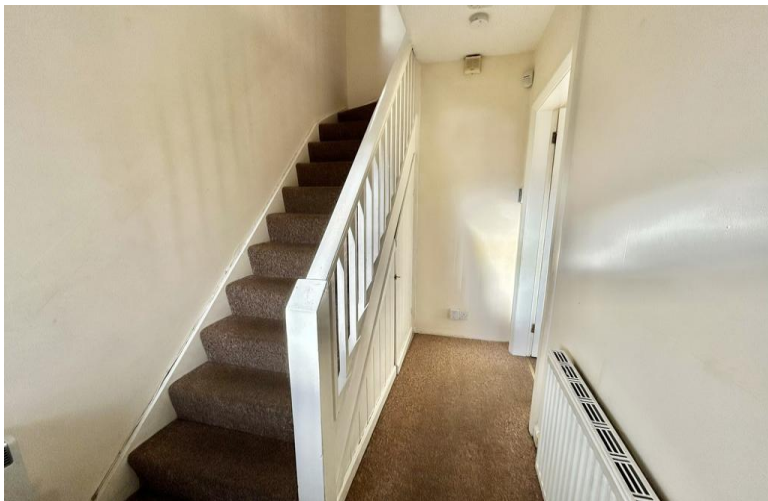
- A Traditional Semi-Detached Property
- Three Bedrooms
- Through Lounge/Diner
- No Upward Chain

**£270,000**

EPC Rating - 56

Current Council Tax Band - C





## 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 fencing to side boundary and a UPVC double glazed door leading into

### **Entrance Hallway**

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



### **Through Lounge/Diner**

24' 0" x 9' 10" (7.32m x 3m) With UPVC double glazed bay windows to front and rear elevations, 3 wall mounted radiators, two ceiling light points, two gas fires on marble hearths and opening into

### **Fitted Kitchen to Rear**

9' 4" x 5' 5" (2.84m x 1.65m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink bowl with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over and double oven below. Freestanding washing machine, integrated microwave, fridge and dishwasher, tiling to splash back areas, stripped timber effect flooring, ceiling light point and a UPVC double glazed door and window to the rear aspect



### **Landing**

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



### **Bedroom One to Rear**

12' 3" x 9' 5" (3.73m x 2.87m) With double glazed bay window to rear elevation, additional loft access, radiator and ceiling light point

### **Bedroom Two to Front**

12' 4" x 10' 2" (3.76m x 3.1 m) With double glazed bay window to front elevation, fitted wardrobes, radiator and ceiling light point



### Bedroom Three to Front

6' 9" max x 5' 5" max (2.06m max x 1.65m max) With double glazed window to front elevation, stripped timber effect flooring, cupboard housing gas central heating boiler, radiator and ceiling light point

### Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower attachment, separate corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

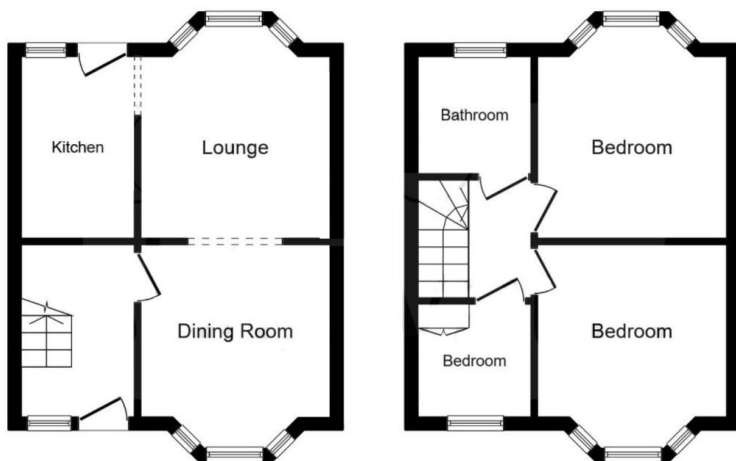


### Extensive Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries and rear concrete hardstanding and shed

### 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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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