



smarthomes

Lawnswood Avenue

Shirley, Solihull, B90 3QG

- A Spacious Semi-Detached Family Home
- Three Good Size Bedrooms
- Modern Fitted Kitchen
- Modern Family Bathroom

£325,000

EPC Rating - 61

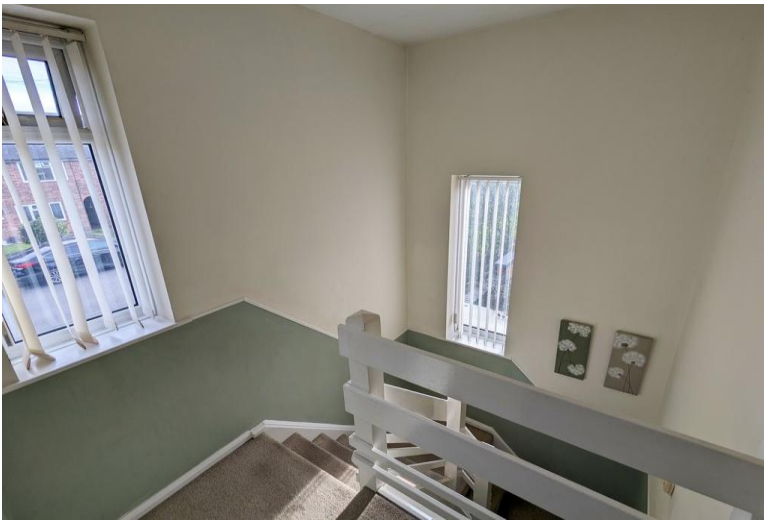
Current Council Tax Band - C





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 printed concrete driveway providing off road parking with laid lawn area to side extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and sides and further UPVC double glazed door leading to

Entrance Hallway

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



Through Lounge/Diner

20' 8" x 10' (6.3m x 3.05m) With UPVC double glazed bow window to front elevation, UPVC double glazed French doors to rear garden, wall mounted radiator and two ceiling light points

Modern Fitted Kitchen

13' 7" x 9' (4.14m 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 with mixer tap over, further incorporating a 4 ring gas hob. Eye level double oven and grill, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light point, windows to the side and rear aspects and door to



Covered Side Passage

With doors leading to the front and rear of the property

Landing

With ceiling light point, double glazed windows to front and side elevations, loft hatch with drop down ladder and doors leading off to



Bedroom One to Rear

13' 6" x 10' (4.11m x 3.05m) With double glazed window to rear elevation, triple fitted wardrobe with sliding doors, radiator and ceiling light point

Bedroom Two to Front

10' x 7' (3.05m x 2.13m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Rear

8' 11" x 6' 5" (2.72m x 1.96m) With double glazed window to rear elevation, radiator and ceiling light point

Modern Family Bathroom to Side

6' 10" x 5' 10" (2.08m x 1.78m) Being fitted with a modern white suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation



Westerly Facing Rear Garden

Being mainly laid to lawn with a decked patio area, planted bushes and panelled fencing to boundaries

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 - C

Ground Floor
Approx. 43.0 sq. metres (462.7 sq. feet)

First Floor
Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 79.2 sq. metres (853.0 sq. feet)

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