



smarthomes

## Skelcher Road

Shirley, Solihull, B90 2EY

- Well Presented Traditional Semi Detached
- Three Bedrooms
- Two Reception Rooms
- South Westerly Facing Rear Garden

**£365,000**

EPC Rating TBC

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, extending to garage to the side and having double glazed doors leading into

**Enclosed Porch**

With further double glazed doors leading into

**Reception Hallway**

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

**Guest W.C**

Being fitted with a low flush WC and pedestal wash hand basin, leaded window to the front, ceiling light and electric heater



**Dining Room to Front**

14' 6"(into bay) x 12' 8" (wide) (4.42m (into bay) x 3.86m (wide) With UPVC double glazed bay window to the front, central heating radiator, wall mounted electric fire, engineered Oak style flooring and central ceiling light.

**Lounge to Rear**

20' 0" x 12' 0" (max) (6.1m x 3.66m (max) Having a brick built fireplace with hearth with mantel, sliding double glazed patio doors leading to the rear garden, dado rail, coving to ceiling, central heating radiator and central ceiling light



**Extended Breakfast Kitchen**

17' 1" x 7' 9" (5.21m x 2.36m) Having ceramic tiled floor, dado rail to breakfast area, bi-folding doors to under stairs walk-in pantry storage, ceiling lights, double glazed door giving access to utility room. Archway leading to

**Kitchen Area**

8' 3" (2.51m Being fitted with a range of wall and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for larder fridge and dishwasher, built-in electric oven and four ring gas hob with extractor over, wall mounted Ariston combination boiler and double glazed window overlooking the rear garden.



**Utility Room**

8' 2" x 9' 0" (2.49m x 2.74m) Having worksurface with space for washing machine and tumble dryer, double glazed door to the rear garden and further door giving access to

**Accommodation On The First Floor**

**First Floor Landing**

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



**Bedroom One to Front**

14' 4" (into bay) x 12' 2" (into wardrobes) (4.37m (into bay) x 3.71m (into wardrobes) With double glazed window to front elevation, full width fitted wardrobes, central heating radiator and two ceiling light points

**Bedroom Two to Rear**

11' 10" x 12' 0" (3.61m x 3.66m) With double glazed window to rear elevation, central heating radiator and ceiling light

**Bedroom Three to Front**

7' 9" x 8' 6" (2.36m x 2.59m) With double glazed window to front elevation, radiator and ceiling light point



**Family Bathroom to Rear**

9' 0" x 7' 8" (2.74m x 2.34m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin with tiling to water prone areas, double glazed windows to side and rear, central heating radiator, ceiling light and loft access.

**South Westerly Facing Rear Garden**

Being mainly laid to lawn with planted side borders, large decked patio area and pathway to rear with timber built garden shed

**Garage to Side**

8' 10" x 18' 0" (2.69m x 5.49m) With up and over door, light and power.

**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

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