



smarthomes

## Union Road

Shirley, Solihull, B90 3BZ

- A Semi Detached Family Home
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- Four Piece Family Bathroom

**£385,000**

EPC Rating 53

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 lawned fore garden and tarmac driveway providing off road parking extending to gated side access and UPVC double glazed door leading into

**Enclosed Porch**

With window to side and door leading through to

**Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, door to cloaks cupboard, coving to ceiling and doors leading off to

**Guest WC**

With low flush WC

**Lounge to Front**

11' 0" x 17' 8" (3.35m x 5.38m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

**Re-Fitted Breakfast Kitchen to Rear**

18' 8" x 9' 0" (5.69m x 2.74m) Being fitted with a range of high gloss wall, drawer and base units with complementary wooden work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring hob with glazed splashback and contemporary extractor over, inset eye-level oven, space and plumbing for washing machine, integrated dishwasher, space for American style fridge freezer, vertical radiator, spot lights to ceiling, dado rail, exposed floorboards, double glazed windows to side and rear and double glazed folding doors leading out to the rear garden

**Accommodation on the First Floor**

**Landing**

With loft access, secondary double glazed window, ceiling light point and doors leading off to

**Bedroom One to Front**

14' 0" x 10' 8" max (4.27m x 3.25m) With double glazed window to front elevation, radiator, two ceiling light points and a range of fitted wardrobes and storage cupboards







### Bedroom Two to Rear

12' 10" x 11' 0" (3.91m x 3.35m) With double glazed window to rear elevation, radiator, coving to ceiling and two ceiling light points

### Bedroom Three to Front

7' 5" x 10' 0" (2.26m x 3.05m) With double glazed window to front elevation, radiator, dado rail and ceiling light point

### Four Piece Family Bathroom to Rear

7' 2" x 11' 2" max (2.18m x 3.4m) Being fitted with a four piece white suite comprising; panelled corner bath, low flush WC, pedestal wash hand basin and shower enclosure with thermostatic shower, with tiling to water prone areas, obscure double glazed windows to side and rear, extractor, radiator, coving to ceiling and spot lights to ceiling



### Rear Garden

Being mainly laid to lawn with decked patio, stone chipping terrace with stepping stone pathway, fencing to boundaries and garage/workshop

### 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>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs.			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhll  
West Midlands  
B90 3DN

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

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.