



smarthomes

Rushleigh Road

Shirley, Solihull, B90 1DG

- A Beautifully Presented Semi Detached Property
- Four Double Bedrooms
- Extended Breakfast Kitchen Diner
- South Facing Rear Garden

£475,000

EPC Rating 65

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 block paved driveway providing off road parking for multiple vehicles, leading to side gate access and garage and extending to UPVC double glazed door leading into

Enclosed Porch

With tiling to floor, ceiling light and further door leading to



Entrance Hallway

With ceiling light point, central heating radiator, wood effect laminate flooring, stairs leading to the first floor accommodation and doors leading off to

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and pedestal wash hand basin, tiling to splash back areas, central heating radiator, extractor and ceiling light point

Extended Spacious Dining Kitchen to Rear

21' 7" x 16' 4" (6.6m x 5.0m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, one and a half sink and drainer unit with shower tap over, Neff double oven and grill, Neff integrated microwave, Neff four ring induction hob with extractor over and quartz splash back, plumbing and space for a dishwasher, space for wine cooler, plumbing and space for washing machine and tumble dryer, space for American style fridge freezer, spot lights to ceiling, obscure double glazed window to the side, aluminium framed bi-folding door to the rear, two Velux windows to the ceiling, wood effect laminate flooring throughout, useful pantry, ceiling light point and ceiling spotlights



Extended Lounge to Front

27' 6" (into bay) x 10' 9" (8.4m x 3.3m) With double glazed bay window to front elevation, wood effect laminate flooring, two ceiling lights, downlighters, central heating radiator, TV aerial, electric power points and multi-fuel burning stove with marble hearth with wooden plinth over.

Accommodation On The First Floor



Landing

With ceiling light point, obscure double glazed window to side, stairs leading to second floor and doors leading off to

Bedroom One to Rear

14' 1" x 10' 9" (4.3m x 3.3m) With double glazed window to rear elevation, central heating radiator, wood panelling to one wall, comiced coving to ceiling, ceiling light point and electric power points.

Bedroom Two to Front

12' 1" x 10' 9" (3.7m x 3.3m) With double glazed window to front elevation, central heating radiator, comiced coving to ceiling, ceiling light point, electric power points, built-in wardrobes with mirrored doors.

Bedroom Three to Front

12' 1" x 8' 2" (3.7m x 2.5m) With double glazed window to front elevation, central heating radiator, comiced coving to ceiling, ceiling light point and electric power points.



Family Bathroom to Rear

8' 10" x 7' 6" (2.7m x 2.3m) Being fitted with a three piece white suite comprising; panelled bath with centralised taps, thermostatic shower over, raincloud attachments and glazed screen, low flush WC and vanity wash hand basin with waterfall mixer tap over, tiling to all walls, laminate flooring, obscure double glazed window to rear, feature central heating radiator, ceiling light, extractor covered comicing to ceiling,



Accommodation On The Second Floor

Landing

With useful storage area, ceiling light point, obscure double glazed window to side and door to

Extended Loft Room/Bedroom Four

14' 5" (max) x 10' 9" (4.4m x 3.3m) With two Velux windows to rear, central heating radiator, eaves storage, ceiling light, electric power points and bi-folding doors leading through to

En-Suite

Being fitted with a three piece white suite comprising of; panelled bath with shower attachment over, low flush WC and pedestal wash hand basin with mixer tap, complementary tiling to walls, wall light, extractor and Velux window to front.



South Facing Rear Garden

The rear garden has sandstone terraced patio area, with fencing to borders and hedgerow borders, gated side access with access through to garage, outside tap, exterior lighting and exterior electric points.

Garage

15' 5" (max) x 7' 2" (4.7m x 2.2m) Having an electric roller shutter door, ceiling light point, gas meter, wall mounted Vokera central heating boiler, electric consumer board, electric power points and useful storage cupboard

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
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.