



smarthomes

Jacey Road

Shirley, Solihull, B90 3LW

- A Very Well Presented Extended Semi Detached Property
- Five Bedrooms
- Two Reception Rooms
- Snug

Offers Over £465,000

EPC Rating TBC

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 and extending to double glazed door with matching side window leading into



Enclosed Porch

With tiled floor ceiling light point and further double glazed door leading through to

Entrance Hallway

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

Reception Room One to Front

14' 7" (into bay) x 10' 0" (4.44m x 3.05m) With double glazed bay window to front elevation, timber effect laminate flooring, ceiling light point, central heating radiator, fire surround with hearth and electric fire



Reception Room Two to Rear

10' 2" x 12' 5" (3.1m x 3.78m) Having double glazed doors with windows to side and top leading to rear garden, central heating radiator, ceiling light point and open style fireplace with surround.

Breakfast Kitchen to Rear

13' 9" x 8' 11" (4.19m x 2.72m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, built-in electric oven with gas hob over, space for dishwasher, breakfast bar area, cupboard housing central heating boiler, tiled flooring, two ceiling lights, double glazed window to rear and door to



Snug to Rear

8' 0" x 8' 6" (2.44m x 2.59m) With window to side and double doors giving access to rear garden, timber effect flooring, Velux roof window and wood burner with flue

Converted Garage

7' 8" x 14' 3" (2.34m x 4.34m) With double glazed window to front, central heating radiator, power and light point.

Accommodation On The First Floor

Landing

With double glazed window, further stairs leading to the second floor, central heating radiator and doors leading off to



Bedroom One to Front

14' 11" (into bay) x 10' 0" (4.55m x 3.05m) With double glazed bay window to front elevation, central heating radiator and ceiling light point

Bedroom Two to Rear

12' 4" x 8' 11" (3.76m x 2.72m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three to Front

8' 0" x 7' 8" (2.44m x 2.34m) With double glazed window to front elevation, central heating radiator, timber effect laminate flooring and ceiling light point



Bedroom Four to Rear

10' 11" x 7' 11" (3.33m x 2.41m) With double glazed window to rear elevation, timber effect laminate flooring, central heating radiator and ceiling light point

Separate WC

Having low flush WC, double glazed window and central heating radiator.

Modern Family Bathroom to Rear

7' 8" x 7' 4" (2.34m x 2.24m) Being fitted with a modern white suite comprising; panelled bath, wash hand basin set into vanity unit with storage below, separate shower cubicle, ceramic tiling to floor, tiling to water prone areas, extractor, two ceiling light points, chrome heated towel rail and obscure double glazed window to rear.

Accommodation On The Second Floor

Accessed from the first floor with further stairs leading up to

Bedroom Five

12' 4" x 12' 4" (max) (3.76m x 3.76m) Having dormer window to the rear with double glazed window, central heating radiator, Velux style window to front, timber effect laminate flooring, ceiling light and door off to

En Suite WC

Having low flush WC, pedestal wash hand basin and extractor.



South Easterly Facing Rear Garden

A good sized garden being mainly laid to lawn with paved patio

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(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.