



smarthomes

Wisacre Croft

Shirley, Solihull, B90 1BB

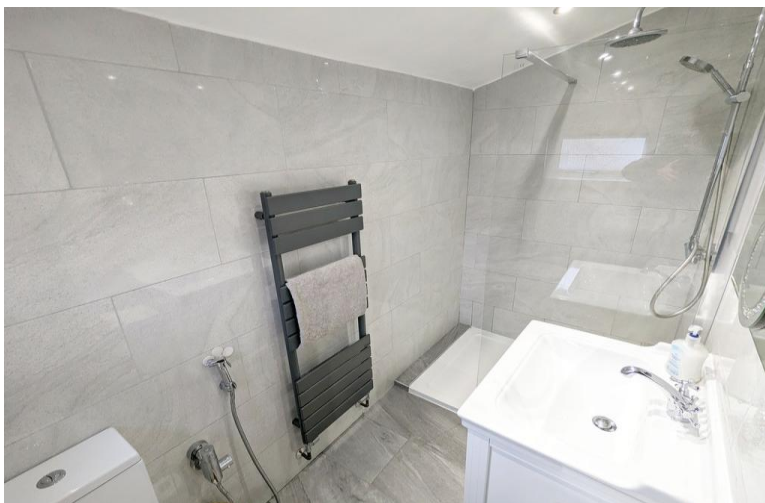
- An Extended Traditional Semi Detached Property
- Three Bedrooms & Loft Bedroom
- Open Plan Through Lounge /Kitchen Diner
- No Upward Chain

Offers Over £409,950

EPC Rating 40

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, Sainsbury's, 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 extending to double glazed door leading into

Enclosed Porch

With double glazed windows, tiled floor and further door leading to



Lobby

Having a designer central heating radiator, timber effect flooring, stairs leading to the first floor accommodation and doors off to

Downstairs Shower Room

4' 2" x 8' 9" (1.27m x 2.67m) Being fitted with a white suite comprising of; shower enclosure with glazed screen, low flush WC, wash hand basin set into vanity unit with storage beneath, extractor, inset down lights, designer central heating radiator, complementary tiling to walls and floor and obscure double glazed window to front

Extended Through Lounge / Kitchen Diner

18' 7" (max) x 42' 0" (max) (5.66m x 12.8m)

Lounge Area

With UPVC double glazed bay window to front elevation, two designer central heating radiators, inset down lights and wall mounted feature gas fire and opening to the rear kitchen lounge diner area.

Kitchen

Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces over, Neff five ring gas hob with Neff designer extractor over, built-in Neff microwave with warming drawer and electric Neff oven, integrated freezer, integrated full height fridge, integrated dishwasher, integrated dryer and washing machine, centre breakfast island with extra drawer storage incorporating Franke underslung sink with auto heat mixer tap, triple glazed bi folding doors to the rear garden and further designer radiator.



Multi Purpose Room

9' 11" x 9' 0" (3.02m x 2.74m) Having door to under stairs storage area, door to further storage room housing the central heating boiler with pressurised cistern hot water storage tank.

Accommodation On The First Floor

Landing

Having gas wall mounted fire, double glazed window to the side, stairs to the second floor, designer balustrading with glass inserts, ceiling lights and doors off to

Bedroom One to Front

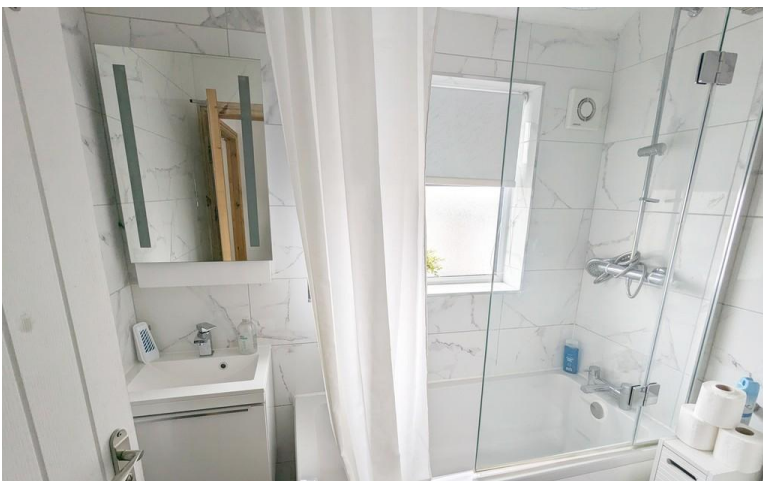
8' 6" x 12' 2" (max) (2.59m x 3.71m) With double glazed bay window to front elevation, central heating radiator and inset ceiling down-lights

Bedroom Two to Rear

12' 0" (into bay) x 9' 6" (3.66m x 2.9m) With double glazed bay window to rear elevation, central heating radiator and inset ceiling down lights

Bedroom Three to Rear

10' 2" x 9' 0" (3.1m x 2.74m) With double glazed window to rear elevation, central heating radiator and inset ceiling down lighters





Family Bathroom to Front

4' 11" x 7' 0" (1.5m x 2.13m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and wash hand basin set into vanity unit with storage beneath, ceramic tiling to walls, designer heated towel rail, inset ceiling down lights and obscure double glazed window to front

Accommodation On The Second Floor

Attic Room

15' 10" (max) x 10' 7" (4.83m x 3.23m) Having large double glazed dormer window to the rear, Velux style window to the front, central heating radiator, some restricted head room, central heating radiator and door to

En-Suite

Having a shower area with thermostatic shower over, low flush WC and wall hung wash hand basin, chrome heated towel rail, tiling to all walls, double glazed window to side, extractor fan and inset ceiling down lights

Rear Garden

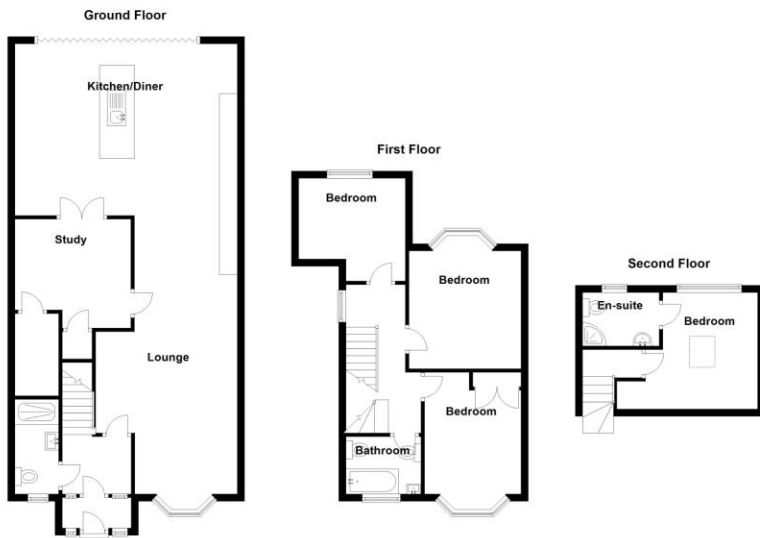
Being mainly laid to lawn with paved patio, fencing to borders, outside power and water.

Outbuilding

16' 0" x 7' 9" (4.88m x 2.36m) Currently utilised as a gym, having double glazed window to front, double glazed double doors to front, power, light and wall mounted heater.

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) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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