



smarthomes

Millisoms Road

Shirley, Solihull, B90 1EL

- Three Storey Semi Detached Property
- Four Bedrooms
- En Suite & Family Bathroom
- Countryside Views To Front

£395,000

EPC Rating 84

Current Council Tax Band - E





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 with tarmac driveway providing off road parking, extending to garage and leading up to storm porch with wooden door with double glazed obscure inserts leading into



Entrance Hallway

With ceiling light point, wood effect laminate flooring, central heating radiator, stairs leading to the first floor accommodation with useful under-stairs storage area and doors leading off to

Guest W.C to Side

Being fitted with a modern white suite comprising a low flush WC and corner pedestal wash hand basin with tiling to splash back, wood effect laminate flooring, obscure double glazed window to side, central heating radiator, ceiling light point, extractor and electric consumer board.

Lounge to Rear

16' 0" x 10' 2" (4.9m x 3.1m) With double opening double glazed patio doors leading to the rear garden with matching windows to sides, wood effect laminate flooring, central heating radiator, ceiling light point, TV aerial point and electric power points.



Breakfast Kitchen to Front

16' 0" (into bay) x 9' 2" (4.9m x 2.8m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with electric oven beneath, stainless steel extractor canopy over and stainless steel splash back, integrated fridge freezer, plumbing for a washing machine, integrated dishwasher, tiling to floor, central heating radiator, ceiling light to dining area, downlights to kitchen area and a double glazed bay window to the front elevation.



Accommodation On The First Floor

Landing

With ceiling light point, two spacious storage cupboards doors leading off to

Bedroom One to Rear

9' 2" x 11' 9" (to wardrobe frontage) (2.8m x 3.6m) With double glazed window to rear elevation, central heating radiator, ceiling light point, electric power points and built-in wardrobes with mirrored sliding doors.

Bedroom Two to Front

9' 2" x 12' 1" (2.8m x 3.7m) With double glazed window to front elevation, central heating radiator, ceiling light point, electric power points and dimmer switch.



Bedroom Three to Rear

7' 6" x 6' 6" (2.3m x 2.0m) With double glazed window to rear elevation, central heating radiator, ceiling light point and electric power points

Family Bathroom to Front

6' 6" x 5' 2" (2.0m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with shower attachments over and glazed screen, low flush WC and pedestal wash hand basin with mixer tap over, complementary tiling to splash back areas, obscure double glazed window to front, central heating radiator, ceiling light and extractor.



Accommodation On The Second Floor

Landing

With ceiling light and door leading through to

Bedroom Four

21' 7" x 10' 2" (6.6m x 3.1m) (With some head height restriction)

Having loft access, ceiling light, Velux window to rear and double glazed window to front elevation, two central heating radiators, electric power points, range of built-in wardrobes and door through to

Spacious En Suite Shower Room

8' 10" x 7' 2" (2.7m x 2.2m) Being fitted with a three piece white suite comprising of; spacious shower cubicle with glazed sliding door and thermostatic shower over, low flush WC and pedestal wash hand basin with mixer tap and tiling to splash back areas, ceiling light, extractor and Velux double glazed window to rear

Garage

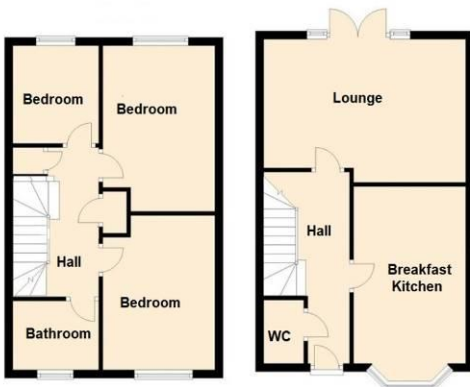
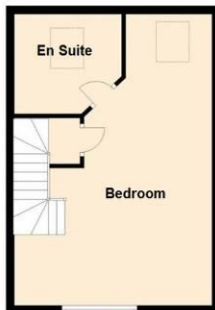
19' 8" x 9' 10" (6.0m x 3.0m) With metal up and over door for vehicular access, ceiling light point and electric power points.

Westerly Facing Rear Garden

Having side gate access, terraced patio area and astro-turfed lawn, fencing to boundaries and exterior lighting

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 - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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.