



smarthomes

## Bronte Farm Road

Shirley, Solihull, B90 3DE

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Extended Family Room & Through Lounge Diner
- South West Facing Rear Garden

**£350,000**

EPC Rating 61

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, 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 edged tarmac driveway providing off road parking extending to shared driveway to garage, exterior lighting and composite front door leading through to

#### **Entrance Hallway**

With obscure double glazed window to side, wood effect flooring, ceiling light point, stairs leading to the first floor accommodation and doors leading off to

#### **Through Lounge Diner**

24' 7" x 11' 1" (7.49m x 3.38m) With double glazed window to front elevation, two radiators, two ceiling light points, coving to ceiling, wood effect flooring, living flame gas fire with wooden surround and oak door leading through to



#### **Family Room to Rear**

9' 6" x 8' 6" (2.9m x 2.59m) With double glazed sliding patio doors leading out to the South West facing rear garden, tiled flooring, radiator, coving to ceiling, ceiling light point and door leading through to

#### **Utility**

With wall mounted boiler, space and plumbing for washing machine, tiled flooring and access to

#### **Guest WC**

With low flush WC, corner vanity wash hand basin, tiling to half height, radiator, tiled flooring, ceiling light point and obscure double glazed window to rear



#### **Modern Kitchen**

10' 2" x 7' 6" (3.1m x 2.29m) Being fitted with a range of wall, drawer and base units, wood effect laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for dishwasher, space for fridge freezer, double glazed windows to side, tiled flooring, spot lights to ceiling and door to hallway

#### **Accommodation on the First Floor**

#### **Landing**

With obscure double glazed window to side, loft access, ceiling light point and doors radiating off to

#### **Bedroom One to Front**

9' 2" x 13' 5" (2.79m x 4.09m) With double glazed window to front elevation, radiator, wood effect flooring, a range of built-in wardrobes and ceiling light point





### Bedroom Two to Rear

10' 9" x 11' 1" (3.28m x 3.38m) With double glazed window to rear elevation, radiator, wood effect laminate flooring, a range of built-in wardrobes and ceiling light point

### Bedroom Three to Front

10' 2" x 6' 2" (3.1m x 1.88m) With double glazed window to front elevation, radiator, wood effect laminate flooring, useful over-stairs storage cupboard and ceiling light point

### Family Bathroom

5' 10" x 6' 6" (1.78m x 1.98m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to side, complementary tiling to walls, extractor fan, chrome ladder style radiator, tiled flooring and ceiling light point



### Garage

15' 5" x 9' 6" (4.7m x 2.9m) With UPVC obscure double glazed door to side, double opening wooden garage doors, electric consumer board and power points

### South West Facing Rear Garden

Having a paved patio with sleeper step to lawned area, concrete terrace to rear, fencing to boundaries, access to garage and timber shed with power



### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	81	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.