



smarthomes

## Bronte Farm Road

Shirley, Solihull, B90 3DE

- A Beautifully Presented Extended Semi Detached Property
- Three Bedrooms
- Extended Re-Fitted Kitchen
- Extended Through Lounge Diner

**£375,000**

EPC Rating 65

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 paved driveway providing ample off road parking extending to garage and access is gained via a composite door leading into

**Entrance Hallway**

With large double glazed window to the front, bespoke cloaks storage, ceiling light point, central heating radiator, stairs leading to the first floor accommodation and doors leading off to

**Extended Lounge Diner**

32' 4" x 11' 2" (max) (9.86m x 3.4m) Being double aspect with double glazed window to front and double glazed French doors leading out to rear garden, two central heating radiators, feature polished marble fire surround with brass insert, three ceiling light points and two wall light points.



**Superb Extended Re-Fitted Breakfast Kitchen**

21' 1" x 8' 4" (6.43m x 2.54m) Being fitted with a range of matching wall and base units with complementary work surfaces, colour coded drainer sink unit with mixer tap, tiling to splashback areas, breakfast bar area with feature lighting, integrated Bosch oven and five ring gas hob with centre wok burner set below combination light and extractor, integrated Slimline dishwasher, pantry unit, bespoke unit housing Worcester central heating boiler, space for washing machine, space for tumble dryer, combination double glazed window and door leading out to rear garden, two double glazed windows to side elevation, timber effect flooring, vertical central heating radiator and inset LED downlighters,



**Accommodation On The First Floor**

**Landing**

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

**Bedroom One to Front**

13' 5" x 11' 8" (4.09m x 3.56m) With double glazed window to front elevation, comprehensive range of fitted wardrobes, central heating radiator and ceiling light point



**Bedroom Two to Rear**

11' 8" x 11' 0" (3.56m x 3.35m) With double glazed window to rear elevation, central heating radiator, ceiling light point and double glazed French doors leading out to extended roof





### Bedroom Three to Front

6' 2" x 11' 2" (1.88m x 3.4m) With double glazed window to front elevation, central heating radiator and ceiling light point

### Luxury Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, hard plumbed push button floating WC and contemporary vanity wash hand basin, polished Porcelain marble effect tiling to walls, slate effect tiling to water prone areas and floor, obscure double glazed window to side, ladder style central heating radiator and spot lights to ceiling



### Rear Garden

With well stocked shrubbery borders, substantial block paved area and access to garage.

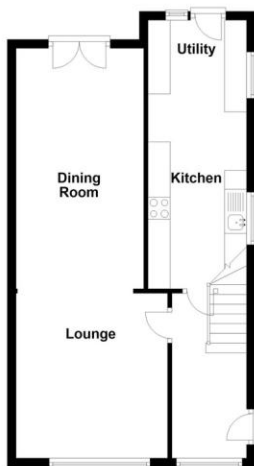
### Garage

15' 11" x 10' 0" (4.85m x 3.05m) With metal up and over garage door, ceiling strip light, double glazed window to side and double glazed courtesy door to garden..

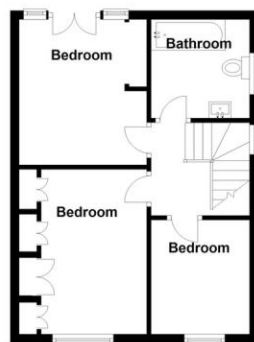
### Tenure

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 Nigel Hodges. Current council tax band - C

Ground Floor



First Floor



Total area: approx. 87.1 sq. metres (937.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.