



smarthomes

Clinton Road

Shirley, Solihull, B90 4RG

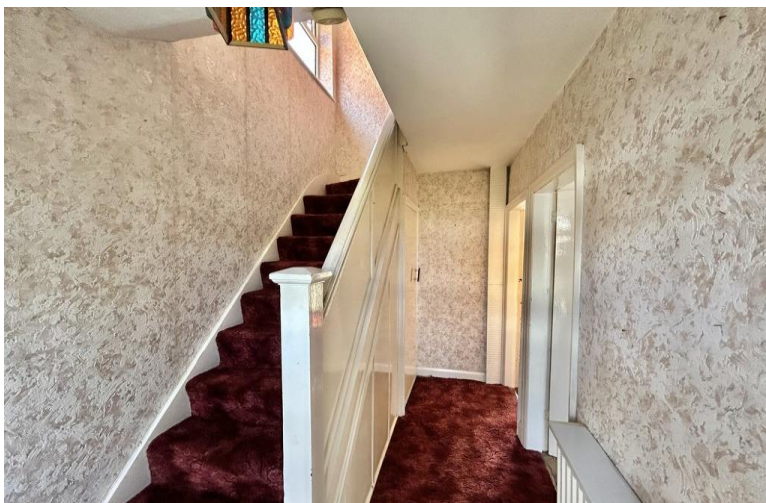
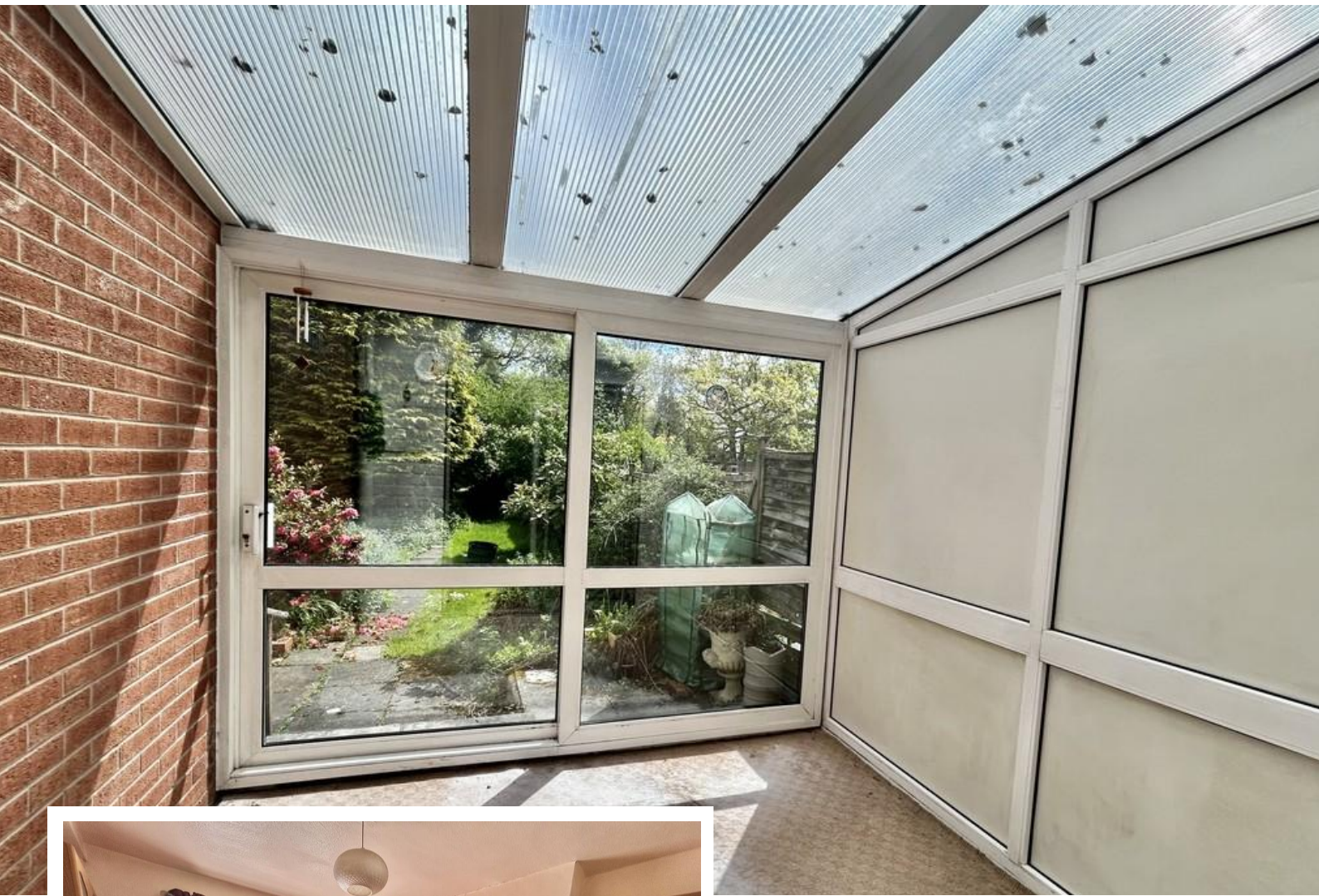
- A Traditional Extended Semi Detached Property
- Three Bedrooms
- One Reception Room & Open Plan Kitchen Diner
- No Upward Chain

£275,000

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 gravelled fore garden with ornamental dwarf brick built wall and extending to



Enclosed Porch

Having double glazed door and windows to side and further obscure glazed door with matching windows to either side leading through to

Entrance Hallway

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

Lounge to Front

10' 2" x 12' 2" (3.1m x 3.71m) With double glazed bay window to front elevation, central heating radiator, ceiling light point, door to under stairs storage cupboard housing the electric trip switch fuse board and door leading to



Dining Area to Rear

11' 7" x 10' 1" (3.53m x 3.07m) With ceiling light point, central heating radiator, wall mounted gas fire, double glazed patio doors leading out to rear conservatory and opening through to

Kitchen

8' 0" x 6' 10" (2.44m x 2.08m) Being fitted with a range of Antique pine effect base units and matching wall units, complementary work surfaces, sink and drainer unit with mixer tap, free-standing Parkinson Cowan gas oven and grill, breakfast bar area, ceiling light, obscure double glazed window to side, wall mounted Worcester central heating boiler, stripped timber effect flooring and Georgian style door leading off to



Utility Room

6' 11" x 4' 11" (2.11m x 1.5m) Fitted with base and wall units, double glazed combination door and window to rear garden, double glazed courtesy door to front and door leading to

Guest WC

With low flush WC, corner wash hand basin and obscure double glazed window to rear

Accommodation On The First Floor

Landing

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

Bedroom One to Front

13' 1" x 9' 6" (3.99m x 2.9m) With double glazed dog leg bay window to front elevation, central heating radiator and ceiling light point





Bedroom Two to Rear

11' 7" x 9' 5" (3.53m x 2.87m) With double glazed window to rear elevation, double fitted wardrobe with top box, central heating radiator and ceiling light point

Bedroom Three to Front

6' 9" x 7' 5" (2.06m x 2.26m) With double glazed window to front elevation, central heating radiator and ceiling light point

Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with Triton shower over, low flush WC and pedestal wash hand, tiling to water prone areas, ceiling light point, central heating radiator, obscure double glazed window to rear and built-in airing cupboard.

Rear Garden

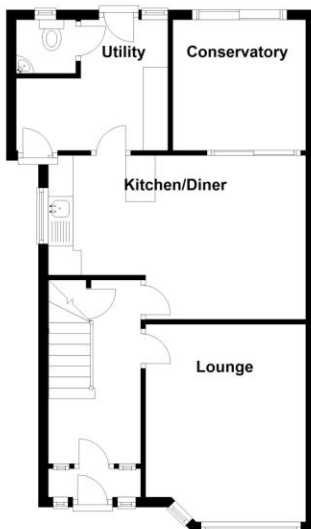
With paved patio area, well stocked shrubbery borders and extensive lawned area leading to prefabricated concrete garage

Tenure

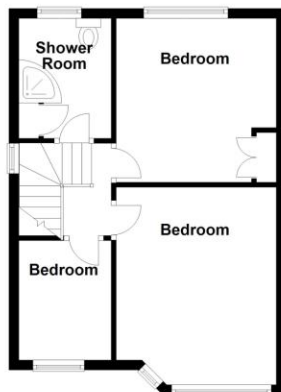
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C



Ground Floor



First Floor



Total area: approx. 90.2 sq. metres (970.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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.