



smarthomes

Newborough Road

Shirley, Solihull, B90 2HF

- A Very Well Presented Traditional Semi Detached Property
- Three Bedrooms
- Re-fitted Kitchen/Breakfast Room
- Lounge

Offers Over £300,000

EPC Rating 28

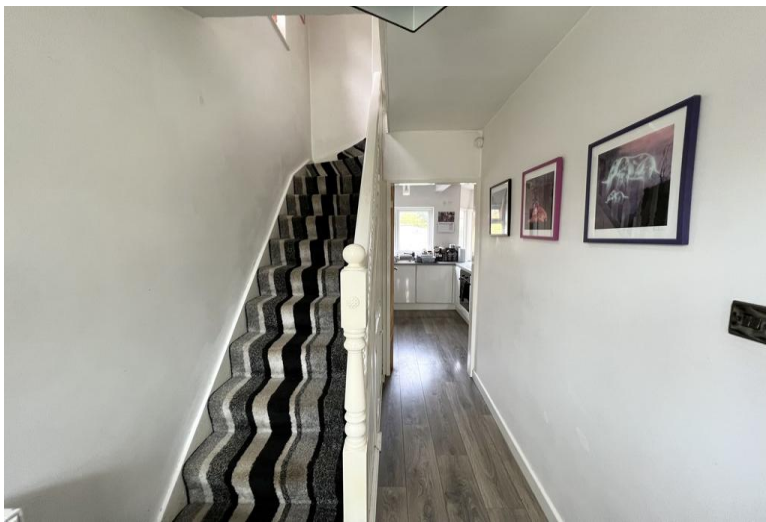
Current Council Tax Band – C





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 parking for two vehicles and extends to

Enclosed Porch

With ceramic tiling to floor and double glazed door leading into

Entrance Hallway

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

Lounge to Front

12' 1" (into bay) x 9' 10" (3.7m x 3.0m) With double glazed bay window to front elevation, central heating radiator and ceiling light point



Superb Open Plan Kitchen/ Breakfast Room to rear

15' 8" (into bay) x 12' 1" (4.8m x 3.7m) Being fitted with a range of white high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, four ring induction hob with electric oven beneath, integrated dishwasher, plumbing for a washing machine, cupboard housing the Worcester Bosch central heating boiler, two ceiling lights, feature vertical central heating radiator, wood effect laminate flooring, double glazed window to rear and French doors leading leading out to the rear garden



Accommodation On The First Floor

Landing

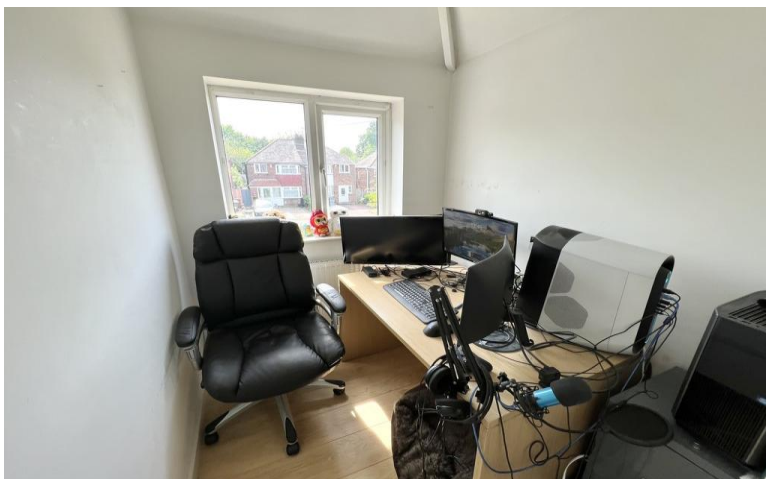
With ceiling light point, double glazed window to side, loft hatch and doors leading off to

Bedroom One to Rear

12' 1" (into bay) x 9' 6" (3.7m x 2.9m) With double glazed bay window to rear elevation, central heating radiator and ceiling light point

Bedroom Two to Front

12' 1" (into bay) x 9' 10" (3.7m x 3.0m) With double glazed bay window to front elevation, central heating radiator and ceiling light point



Bedroom Three to Front

6' 2" x 5' 2" (1.9m x 1.6m) With double glazed window to front elevation, central heating radiator, laminate flooring and ceiling light point



Family Bathroom to Rear

6' 6" x 5' 10" (2.0m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with centralised waterfall tap, thermostatic shower over with raincloud attachment and glazed screen, low flush WC and vanity wash hand basin with waterfall mixer tap, with tiling to water prone areas, wood effect laminate flooring, obscure double glazed window to rear, ladder style central heating radiator and spot lights to ceiling

Rear Garage

18' 0" x 17' 8" (5.5m x 5.4m) With double opening wooden doors leading through to service road, ceiling lights, range of base units with laminate work surfaces over, power points, single glazed window and obscure single glazed door leading through to garden

Rear Garden

Being mainly laid to lawn with timber decked area, fencing to boundaries, outside tap and gated side access.



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)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		28
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 are 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.