



smart homes

Solihull Road

Shirley, Solihull, B90 3HS

- A Very Well Presented Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Southerly Facing Rear Garden

Offers Over £425,000

EPC Rating 46

Current Council Tax Band – D





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 tarmac driveway providing off road parking extending to double glazed door with windows to side, leading into

Entrance Hallway

6' 3" x 15' 4" (1.91m x 4.67m) With inset ceiling lights, slate style Karndean flooring, central heating radiator and stairs leading to the first floor accommodation

Dining Room to Front

13' 9" (into bay) x 10' 8" (4.19m x 3.25m) With double glazed bay window to front elevation, central heating radiator, ceiling light point and feature marble style fireplace with inset living flame gas fire



Guest WC

With low flush WC, wash hand basin with mixer tap set into vanity unit, tiling to walls and slate style Karndean flooring,

Extended Lounge to Rear

10' 8" x 18' 4" (3.25m x 5.59m) With ceiling light point, central heating two central heating radiators, marble style fireplace with hearth and inset gas living flame gas fire, ceiling down lights and double glazed patio doors opening out to the rear patio with matching windows to side and top.



Extended Breakfast Kitchen to Rear

16' 6" (max) x 11' 6" (5.03m x 3.51m) Being fitted with a range of modern floor and wall mounted units with slate effect work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, integrated oven and grill, five burner gas hob with extractor over, integrated dishwasher, space for American style fridge freezer, central heating radiator, ceiling down lights, slate style Karndean flooring, Velux roof light, double glazed window to rear garden and double glazed door giving access to the rear garden.

Accommodation On The First Floor

Landing

With obscure double glazed window to side and doors leading off to

Bedroom One to Front

13' 11" (into bay) x 9' 3" (4.24m x 2.82m) With double glazed bay window to front elevation, central heating radiator and ceiling light point





Bedroom Two to Rear

10' 8" x 13' 3" (3.25m x 4.04m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three to Front

7' 9" x 7' 9" (2.36m x 2.36m) With double glazed window to front elevation, central heating radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

8' 10" x 6' 0" (2.69m x 1.83m) Being fitted with a three piece white suite comprising; panelled bath with mixer tap, glazed screen and shower mixer with head and over head drencher, low flush WC and pedestal wash hand basin with mixer tap, tiling to water prone areas, tiled flooring, obscure double glazed window to rear and side, ladder style heated radiator and ceiling down lights



Southerly Facing Rear Garden

Being mainly laid to lawn with large paved patio area, timber built garden shed and fencing and hedging to the perimeters with mature planted trees and shrubs.

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 - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.