



smarthomes

## Madams Hill Road

Shirley, Solihull, B90 4QQ

- A Two Bedroom Semi Detached Property
- Dual Aspect Through Lounge/Diner
- Kitchen & Utility Room
- Loft Room

**£260,000**

EPC Rating 61

Current Council Tax Band – B





## 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 sliding double glazed door leading into

**Enclosed Porch**

With double glazed windows and further double glazed door leading through to

**Entrance Hallway**

12' 0" x 6' 0" (3.66m x 1.83m) With ceiling light point, central heating radiator, stairs leading to the first floor accommodation with useful storage space beneath and doors leading off to

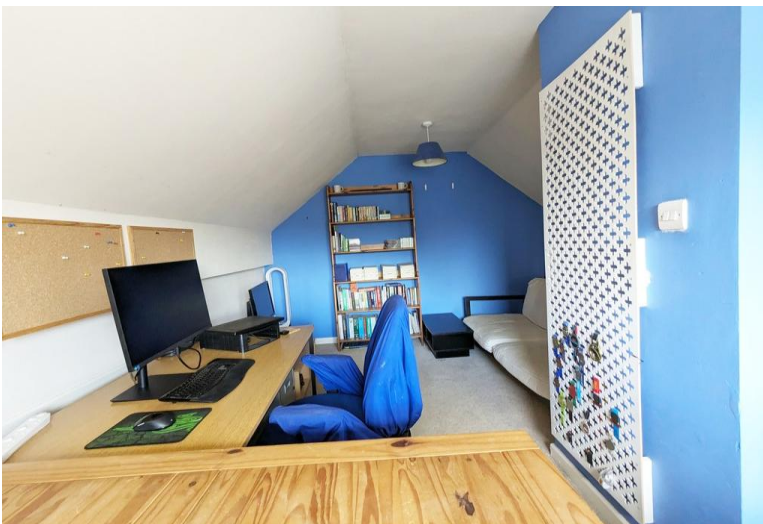


**Dual Aspect Through Lounge/Diner**

22' 5" x 10' 9" (6.83m x 3.28m) With double glazed bay window to front elevation, sliding double glazed doors to the rear garden, two central heating radiators, two wall lights, two ceiling light points and timber effect laminate flooring.

**Kitchen to Side**

9' 5" x 7' 3" (2.87m x 2.21m) Being fitted with floor and wall units with work surfaces over, sink and drainer unit, tiling to splashback areas, wall mounted Worcester Bosch central heating boiler, space for cooker and fridge freezer, double glazed window to side and double glazed door to



**Utility**

6' 9" x 13' 0" (2.06m x 3.96m) Having glazed door to yard, further glazed door rear garden, plumbing for washing machine and door to

**Storage Space**

10' 6" x 4' 9" (3.2m x 1.45m) With light and power.

**Accommodation On The First Floor**



**Landing**

With ceiling light point, central heating radiator, double glazed window to side, stairs leading to attic and doors leading off to

**Bedroom One to Front**

9' 1" x 10' 9" (2.77m x 3.28m) With double glazed window to front elevation, central heating radiator and ceiling light point



**Bedroom Two to Rear**

12' 8" x 8' 10" (3.86m x 2.69m) With double glazed window to rear elevation, central heating radiator, ceiling light point and door to built-in wardrobe.

**Family Bathroom**

7' 2" x 5' 7" (2.18m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, tiling to walls, obscure double glazed window to side, ceiling lights and door to built-in airing cupboard incorporating a heated towel rail.



**Loft Room**

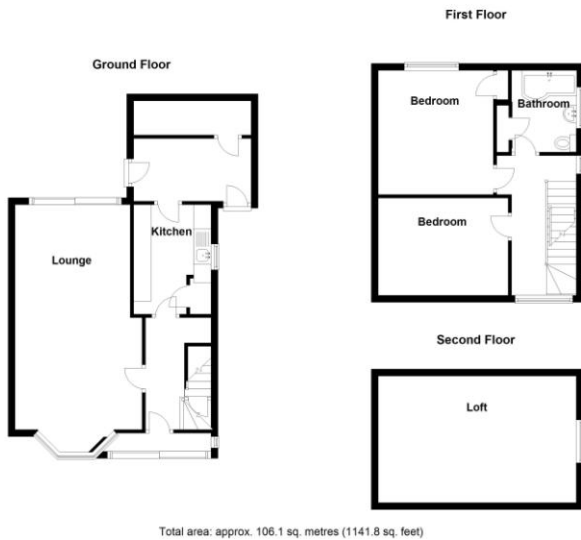
17' 0" x 10' 10" (5.18m x 3.3m) With central heating radiator, two ceiling light points, double glazed window eaves storage

**Rear Garden**

Being mainly laid to lawn with paved patio and fencing to boundaries

**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 - B



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>		79
(55-68)	<b>D</b>	61	
(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.