



smarthomes

Snowford Close

Shirley, Solihull, B90 1DA

- Well Presented Semi Detached Property
- Three Bedrooms
- Open Plan Breakfast Kitchen
- Re-Fitted Shower Room

£325,000

EPC Rating 60

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 and Shirley Train Station being only half a mile walk



The property is set back from the road behind a block paved driveway providing off road parking extending to double glazed door leading into

Lobby

With stairs leading off to the first floor and door to lounge

Lounge to Front

12' 3" x 15' 2" (3.73m x 4.62m) With double glazed bay window to front elevation, central heating radiator, timber effect flooring, coving to ceiling and ceiling light point



Breakfast Kitchen to Rear

15' 2" x 10' 9" (4.62m x 3.28m) Being fitted with a range of units with complementary work surfaces over, sink and drainer unit with mixer tap, ceramic hob with extractor hood over, built-in electric oven and microwave, timber effect flooring, central heating radiator, two ceiling lights, double glazed window to rear and double glazed sliding door leading out to the rear garden

Utility to Side

19' 6" x 6' 0" (5.94m x 1.83m) Fitted with a range of matching base and wall units with a work surface over, space and plumbing for washing machine, space for fridge freezer, central heating radiator, timber effect flooring, ceiling light and double glazed doors to front and rear



Guest WC

With low flush WC, pedestal wash hand basin with mixer tap, obscure double glazed window to rear, timber effect flooring and ceiling light point

Accommodation On The First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch, door to airing cupboard housing the central heating boiler and doors leading off to

Bedroom One to Front

13' 1" x 8' 4" (3.99m x 2.54m) With double glazed window to front elevation, sliding mirrored wardrobes, central heating radiator and ceiling light point

Bedroom Two to Rear

8' 4" x 11' 0" (2.54m x 3.35m) With double glazed window to the rear, central heating radiator, ceiling light point and built-in wardrobe.





Bedroom Three to Front

6' 7" x 9' 9" (2.01m x 2.97m) Having a double glazed window to the front, central heating radiator and ceiling light point

Family Shower Room to Rear

7' 9" x 6' 6" (2.36m x 1.98m) Being fitted with a three piece white suite comprising; over sized shower tray with overhead drencher, low flush WC and vanity wash hand basin, tiling to water prone areas, obscure double glazed window to rear, ladder style central heating radiator and ceiling light.

Rear Garden

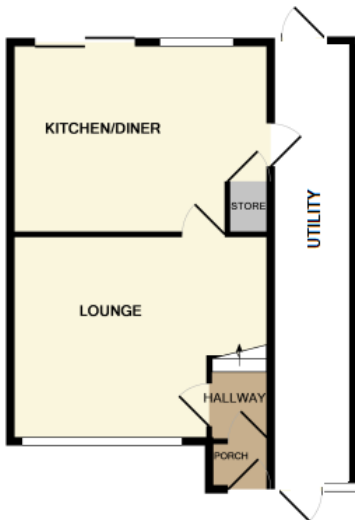
Being mainly laid to lawn with paved patio area, fencing to boundaries and planted borders

Garage

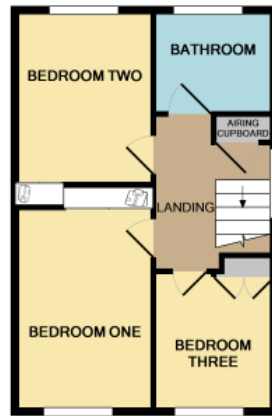
Having a metal up and over door

Tenure

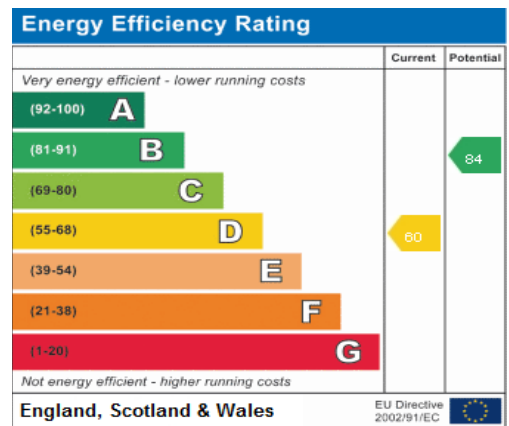
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



GROUND FLOOR



1ST FLOOR



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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.