



smarthomes

## Streetsbrook Road

Shirley, Solihull, B90 3PG

- Extended Traditional Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Converted Garage

**£340,000**

EPC Rating '67'







## Property Description

### DRAFT DETAILS

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.

The property is situated behind a long fore-garden with tarmac driveway providing ample off-road parking and leading up to double opening UPVC double glazed front doors giving access into



### Entrance Hall

With stairs leading off to the first floor, wall mounted radiator, handy under-stairs recess and colonial panel doors with brass style furnishings leading off to

### Reception Room One (Front)

14' 8" x 11' 1" (4.47m x 3.38m) Having a UPVC double glazed bay window to the front elevation, stripped timber effect floor covering and double wall mounted radiator, feature Adam style fire surround and living flame coal effect gas fire.

### Extended Second Reception Room

21' 8" x 10' 7" (6.6m x 3.23m) With two double wall mounted radiators, double glazed doors leading out to rear conservatory, feature Adam style fireplace with marble effect inset and living flame coal effect gas fire, cornicing to ceiling, two ceiling light points and doors leading out to



### Conservatory

8' 4" x 7' 7" (2.54m x 2.31m) With polycarbonate roof, stripped timber effect floor covering and UPVC double glazed French doors leading out to decked area.

### Extended Kitchen/Breakfast Room

18' 5" x 6' 3" (5.61m x 1.91m)

### Breakfast Area

With polished Porcelain tiling to floors, wall mounted radiator, high gloss roll-top breakfast bar and complementary tiling to water-prone areas.



### Kitchen Area

Having a one and a half stainless steel sink and drainer unit with mixer tap, inset double oven with four ring gas hob set below combination light and extractor, double glazed window overlooking the rear garden, two ceiling light points and coving to the ceiling.

### Extended Utility

17' 9" x 6' 0" (5.41m x 1.83m) With single stainless steel sink unit, door leading out to the rear garden, wall mounted Ferroli central heating boiler, range of wall mounted units and Georgian style glazed door with brass style furnishings leading to guest WC and colonial panel door with brass style furnishings leading off to the converted garage.

### Guest WC

Having a low level WC and wash hand basin.

### Converted Garage

14' 2" x 6' 1" (4.32m x 1.85m) Currently utilised as a guest bedroom, with double glazed windows to front elevation, wall mounted radiator and ceiling downlight.







### First Floor Landing

With spindle balustrade, obscured double glazed window to the side elevation, ceiling light point and access to roof space. Panelled doors with brass style furnishings leading off to

### Master Bedroom (Rear)

13'0" x 11'3" (3.96m x 3.43m) With wall mounted radiator and double glazed casement window providing open views beyond rear garden.

### Bedroom Two

14'3" x 11'4" (4.34m x 3.45m) Having a UPVC double glazed bay window to the front elevation, ceiling light point and wall mounted radiator.

### Bedroom Three

8'9" x 6'0" (2.67m x 1.83m) With double glazed window to the front elevation, wall mounted radiator and ceiling light point.

### Bathroom

Having a re-fitted four piece bathroom suite with panelled bath, close coupled W.C., pedestal wash hand basin and corner shower cubicle with electric shower.

### Garden

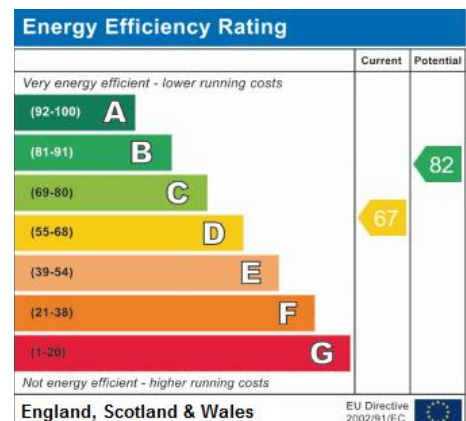
Having a north facing rear garden with decked area and a paved patio area. The garden is mainly laid to lawn with mature shrubs and trees.

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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