



Streetsbrook Road

Shirley, Solihull, B90 3PQ

- Four Bedroom Extended Semi Detached Property
- Two Reception Rooms
- South Facing Rear Garden
- No Upward Chain

Offers Over £460,000

EPC Rating '50'





Property Description

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 served with regular bus and train links to these destinations.

The property is set back from the road behind a dropped kerb with block paved driveway providing parking for several vehicles and having wall to one side and mature shrubs and trees to the other side.

Access is gained via UPVC double glazed sliding doors with leaded inserts leading into



Enclosed Porch

With exterior light and hardwood door with single glazed obscure windows and matching windows to either side leading through to

Hallway

Having stairs leading up to the first floor, downward spotlights to the ceiling, wall mounted double panelled central heating radiator point, useful under-stairs storage cupboard and doors radiating off to two reception rooms and kitchen.

Reception Room One

14' 1" (Into Bay) x 11' 9" (4.3m x 3.6m) Having a UPVC double glazed bay window to the front with leaded inserts, wall mounted central heating radiator point, downward spotlights and electric power points.



Extended Lounge

20' 8" (Into Bay) x 11' 1" (6.3m x 3.4m) An extended lounge with UPVC double glazed window to the rear elevation and a further matching window to the side elevation, two wall mounted central heating radiators, downward spotlights, electric power points and TV aerial point.

Kitchen

9' 10" x 9' 10" (3.0m x 3.0m) Having wall, drawer and base units in a dark wood finish with laminate surface over, tiling to splash back areas and majority of walls, central heating radiator point, downward spotlights to the ceiling and space for electric cooker. UPVC double glazed window to the rear elevation and further single glazed door with single glazed obscure window leading through to

Utility Area

8' 6" x 5' 2" (2.6m x 1.6m) Having a UPVC double glazed window to the rear elevation, laminate surface with stainless steel sink and drainer unit with mixer tap over, plumbing for a washing machine, space for a dishwasher, base cupboard and wall mounted central heating boiler system, hardwood door leading through to the side passage and door to



Downstairs Toilet

Having a single glazed obscured window with leaded inserts, low level flush toilet and ceiling light.

Side Passage

With two UPVC double glazed doors to front and rear, and access to the garage.

First Floor Landing

Having loft access, doors radiating off to four bedrooms, family shower room and separate WC.

Bedroom One

14' 5" (Into Bay) x 11' 9" (4.4m x 3.6m) Having a UPVC double glazed bay window with leaded inserts to the front elevation, central heating radiator, ceiling light and electric power points.

Bedroom Two

10' 2" x 13' 5" (3.1m x 4.1m) Having a UPVC double glazed window to the rear elevation, central heating radiator, ceiling light, electric power points and a range of built-in cupboards with overhead storage.





Bedroom Three

9' 10" x 10' 2" (3.0m x 3.1m) Having a UPVC double glazed window to the rear, wall mounted central heating radiator, built-in cupboard, UPVC double glazed obscure window to the side elevation, ceiling light and electric powerpoints

Bedroom Four

13' 1" x 8' 6" (4.0m x 2.6m) Having a UPVC double glazed window to the front elevation with leaded inserts, central heating radiator, ceiling light and electric powerpoints.

Separate WC

Having an obscure UPVC double glazed window to the rear elevation, ceiling light and low level flush toilet.

Family Shower Room

7' 2" x 6' 10" (2.2m x 2.1m) Comprising of a double panelled sliding glass shower door with Mira electric shower over, pedestal wash hand basin, chrome ladder style central heating radiator, tiling to splash back areas, useful airing cupboard, ceiling light and UPVC double glazed window with leaded inserts to the front elevation.

Garden

The delightful rear garden is approximately 100 ft. in length and is majority laid to lawn with crazy paved terraced patio area, variety of mature shrubs and trees with hedgerow borders, timber framed potting shed and greenhouse and further terraced patio to the rear.

Garage

16' 8" x 8' 6" (5.1m x 2.6m) With metal up-and-over door, double power point, gas and electric meters.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC