



smarthomes

Bills Lane

Shirley, Solihull, B90 2PF

- A Superb Extended & Refurbished Semi Detached Family Home
- Four Bedrooms
- Superb Extended & Refitted Kitchen Family Room
- Master En-Suite Shower Room & Family Bathroom

£475,000

EPC Rating – 68

Council Tax Band - C





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 serviced with regular bus and train links to these destinations.

The property is set back from the road behind a gravel driveway being block edged providing off road parking extending to courtesy access to side, garage door and feature canopy porch with feature composite front door leading through to



Entrance Hall

With wall mounted alarm control panel, oak flooring and oak doors leading off to

Lounge to Front

16' 4" x 11' 7" (4.98m x 3.53m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and oak door leading into

Superb Extended Kitchen Family Room to Rear

23' 5" x 22' 3" max (7.14m x 6.78m)

Family Area

With oak flooring, feature vaulted ceiling with Velux windows and inset down lighters, wall mounted radiator, oak doors to utility cupboard and guest WC and double glazed patio doors leading out to the rear garden

Kitchen Area

Being fitted with a range of wall and base units with Quartz worktops and upstands, inset sink with feature mixer tap, inset Bosch appliances including five ring gas hob set below combination light and extractor, inset eye level oven and grill, integrated 70/30 fridge freezer and full width dishwasher, ceramic tiling to floor, wall mounted radiator, double glazed window overlooking the rear garden and oak door leading into

Utility Area

8' 3" x 9' 11" (2.51m x 3.02m) With high gloss base units and matching wall units, granite effect work surface, sink and drainer unit with mixer tap, plumbing for washing machine, double glazed door leading out to the side passage and wall mounted radiator

Guest WC

With close coupled WC, contemporary vanity wash hand basin with mixer tap, complementary tiling to water prone areas, ceramic tiling to floor and wall mounted radiator

Landing

With ceiling light point, ceiling smoke alarm and tongue and groove effect panelled doors radiating off to

Master Bedroom to Front

16' 5" into bay x 11' 9" max (5m x 3.58m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and door to

En-Suite Shower Room

Being fitted with a contemporary three piece suite comprising vanity wash had basin with complementary splash back, close coupled WC and shower enclosure with complementary tiling, ceiling extractor, obscure double glazed window to front elevation and chrome effect heated towel rail

Bedroom Two to Front

8' 3" x 14' 5" (2.51m x 4.39m) With double glazed window to front elevation, wall mounted radiator and ceiling light point





Bedroom Three to Rear

8' 8" x 7' 5" (2.64m x 2.26m) With double glazed window to rear elevation, wall mounted radiator and ceiling light point

Bedroom Four to Rear

8' 4" x 8' 7" max (2.54m x 2.62m) With double glazed window to rear elevation, wall mounted radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a contemporary three piece white suite comprising panelled P-shaped bath with shower over and glazed screen, close coupled WC and pedestal wash hand basin with waterfall tap, marble effect tiling to floor, contemporary rippled tiling to water prone areas, inset down lighters, obscure double glazed window to rear elevation, extractor and chrome style heated towel rail



Large Rear Garden

Being mainly laid to lawn with retaining fencing and hedgerow and paved patio area extending to side providing access

Garage

8' 5" x 17' 5" (2.57m x 5.31 m) With up and over garage door, ceiling light point, wall mounted Worcester central heating boiler and wall mounted electrical trip switch fuse board

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 Nigel Hodges



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

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements