



smarthomes

Headley Rise

Shirley, Solihull, B90 3QL

- A Well Presented & Extended Family Home
- Three Bedrooms
- Attractive & Spacious Through Lounge Diner
- Family Bathroom & En-Suite Shower Room

£279,950

EPC Rating '70'





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 in a quiet cul-de-sac location behind a lawned fore-garden and tarmac driveway providing off road parking extended to gated side access and obscure double glazed front door leading through to

Entrance Hall

With stairs rising to the first floor accommodation, wooden flooring, wall mounted radiator and doors off to

Attractive Through Lounge Diner

20' 0" x 10' 2" (6.1m x 3.1m) With double glazed bow window to the front elevation, feature recessed gas fire to chimney breast, wooden flooring, wall mounted radiator and double glazed doors leading through to



Sun Room

9' 2" x 7' 8" (2.79m x 2.34m) With wooden flooring, wall mounted radiator and door leading out to the rear garden

Kitchen to Rear

11' 5" x 6' 9" (3.48m x 2.06m) Being fitted with a matching range of modern wall and base units with roll top work surfaces over, inset single bowl sink unit, four plate gas hob unit with oven under and extractor canopy hood over, plumbing for dishwasher, ceramic tiling to floor, wall mounted radiator, double glazed window to side and obscure double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With double glazed windows to the front and side elevations, stairs leading to the second floor accommodation, door to built-in cupboard housing combination boiler and shelving and doors radiating off to



Bedroom Two to Rear

10' 8" x 10' 1" (3.25m x 3.07m) With double glazed window to the rear elevation and wall mounted radiator

Bedroom Three to Front

10' 0" x 9' 0" (3.05m x 2.74m) With double glazed window to front elevation, wall mounted radiator and wooden flooring



Family Bathroom to Rear

Being fitted with a three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin, tiling to walls, wooden flooring, wall mounted radiator and obscure double glazed window to rear elevation

Accommodation on the Second Floor

Landing

With obscure double glazed window to side elevation and door leading into

Dual Aspect Master Bedroom

16' 1" x 12' 0" (4.9m x 3.66m) With two double glazed Velux windows to front elevation, double glazed window to rear elevation, wooden flooring, wall mounted radiator, storage to eaves and door to

En-Suite Shower Room

Being fitted with a three piece suite comprising walk-in shower cubicle, pedestal wash hand basin and low flush WC, tiling to walls, ceramic tiling to the floor, heated towel rail and obscure double glazed window to rear elevation

Rear Garden

Being mainly laid to lawn with paved patio area, fencing to boundaries and utility/store room with window to rear and plumbing



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

