



smarthomes

Solihull Road

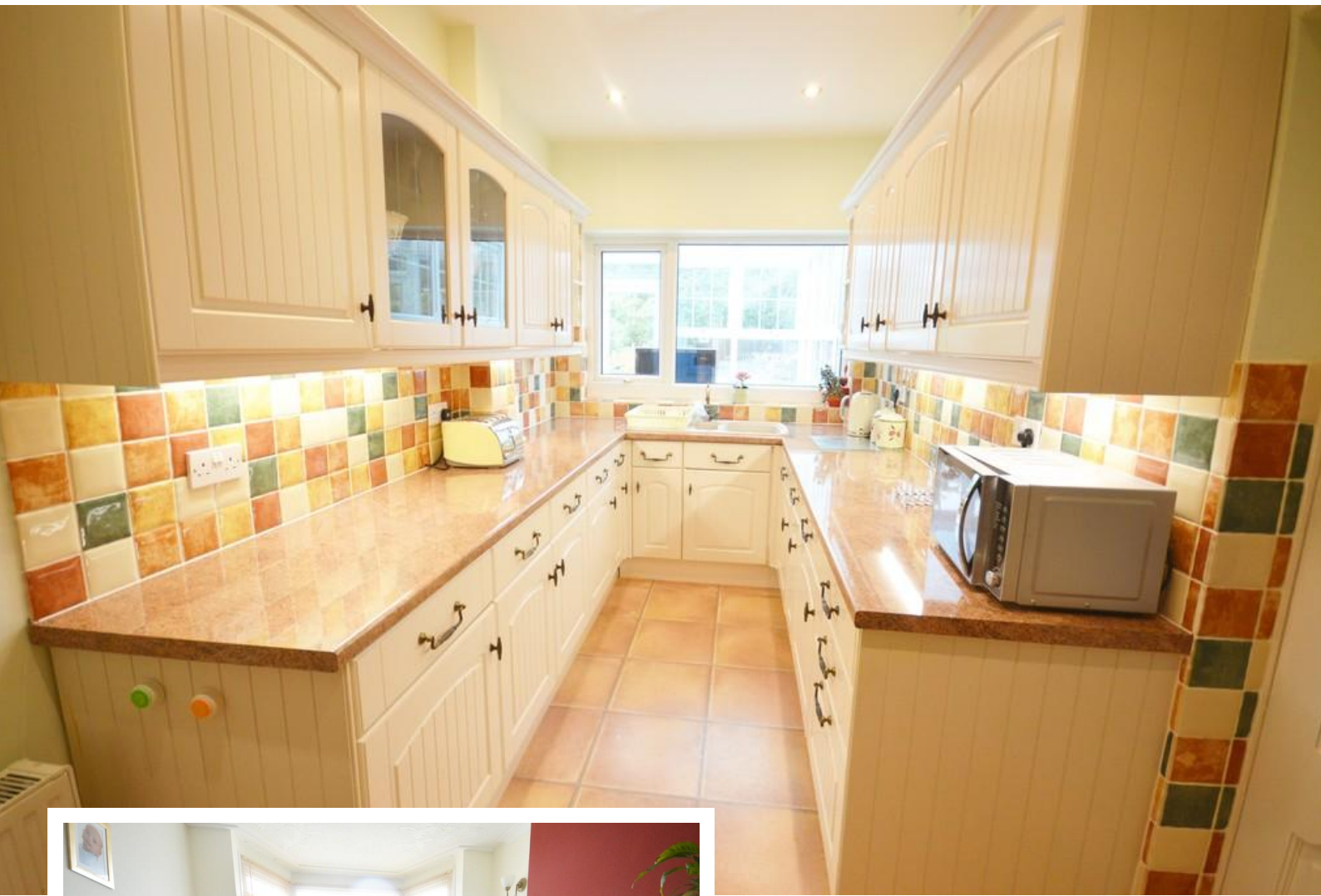
Shirley, Solihull, B90 3HW

- An Extended Three Bedroom Semi Detached Family Home
- Two Reception Rooms & Superb Conservatory
- Refitted Kitchen & Separate Breakfast Room/Utility
- Large Landscaped Rear Garden

£374,950

EPC Rating '58'





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. This property currently falls within the catchment areas for Tudor Grange Academy, Shirley Heath Junior School, Sharmans Cross Junior School and Blossomfield Infant & Nursery 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 lawned fore-garden and sweeping tarmac driveway providing ample off road parking extending to garage door and UPVC double glazed door to

Enclosed Porch

With quarry tiled floor and obscure glazed door leading through to



Entrance Hall

With stripped timber effect floor covering, barley twist balustrade staircase leading to the first floor accommodation, wall mounted radiator, alarm control panel, central heating thermostat, ceiling light point, ceiling smoke alarm, door to cloakroom housing gas and electric meters and fuse board and colonial panelled doors leading off to

Reception Room One to Front

10' 6" x 14' 9" into bay (3.2m x 4.5m) With two wall light points, UPVC double glazed bay window to front elevation, wall mounted radiator, feature Adams style fire surround with marble effect living flame coal effect electric fire and double opening Georgian style doors leading into



Extended Lounge to Rear

10' 6" x 18' 2" (3.2m x 5.54m) With Adams style fire surround and marble hearth, feature coving to ceiling, ceiling light point, wall mounted radiator and double glazed patio doors leading out to superb conservatory

Superb Conservatory

10' 4" x 16' 4" (3.15m x 4.98m) With clear glass self cleaning roof, wall mounted radiator, tiled effect floor covering, air conditioning unit, UPVC double glazed windows and UPVC double glazed French doors leading out to large rear garden



Refitted Kitchen to Rear

13' 3" x 6' 9" (4.04m x 2.06m) Being refitted with a range of fitted base and wall units, sink and drainer unit with mixer tap, integrated Diplomat full width dishwasher, feature recess housing Range Leisure double oven and hob with ceramic hot plate and five ring burner set below combination light and extractor, complementary tiling, wall mounted radiator, inset down lighters, concealed lighting to wall units and Georgian style door leading to

Breakfast Room/Utility to Rear

6' 7" x 14' 7" (2.01m x 4.44m) With fitted units and worktop, plumbing for washing machine, recess for tumble dryer, UPVC double glazed window to rear elevation, UPVC double glazed door to feature decked area, wall mounted radiator, inset down lighters and courtesy door to garage providing potential for conversion or extension subject to planning permission



Accommodation on the First Floor

Landing

With obscure double glazed window to side elevation, access to partly boarded loft space, wall light point, wall mounted infra-red alarm sensor and colonial panelled doors radiating off to

Master Bedroom to Front

15' 3" x 10' 7" into wardrobe (4.65m x 3.23m) With UPVC double glazed bay window to front elevation, wall mounted radiator, triple fitted mirrored wardrobes and ceiling light point



Bedroom Two to Rear

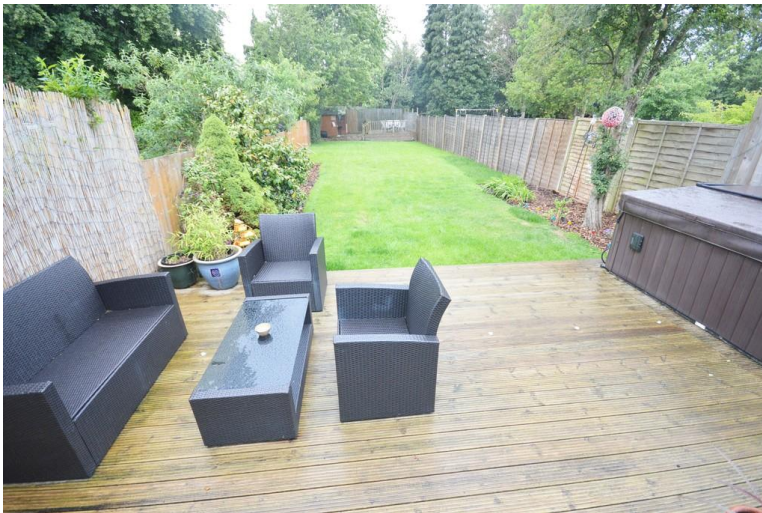
12' 8" x 10' 7" into wardrobe (3.86m x 3.23m) With double glazed window to rear elevation, fitted triple wardrobe, wall mounted radiator and ceiling light point

Bedroom Three to Front

6' 9" x 8' 4" (2.06m x 2.54m) With double glazed window to front elevation, wall mounted radiator and ceiling light point

Superb Refitted Shower Room

Being refitted with a three piece white suite with Schreiber units comprising large shower enclosure, low flush WC and floating wash hand basin with mixer tap and Schreiber steam free vanity mirror, Schreiber contemporary floating storage units, obscure double glazed windows to side and rear elevations, wall mounted radiator, polished porcelain tiling to walls, ceiling extractor, chrome wall mounted heated towel rail and inset LED down-lighters



Substantial Rear Garden

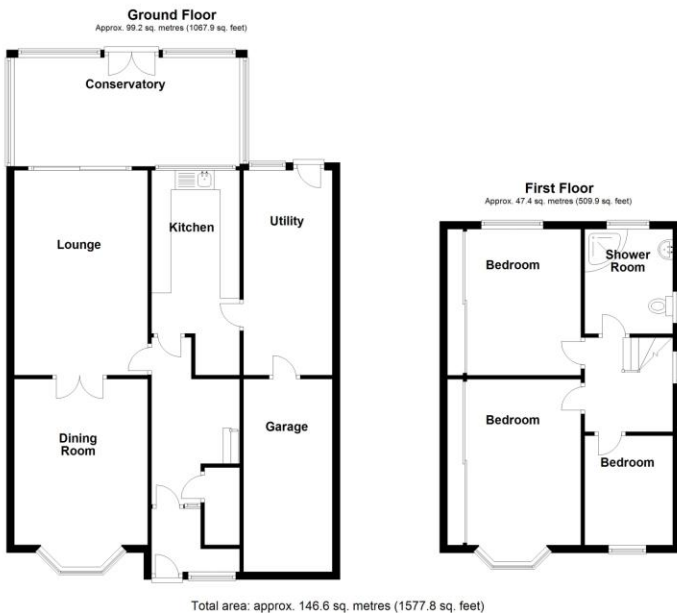
Being mainly laid to lawn with decked patio area with inset LED lighting, outdoor sockets, well stocked shrub borders, retaining fencing, bark area, two timber built potting sheds, cold water tap and feature decked seating area with lighting

Garage

6' 8" x 17' 6" (2.03m x 5.33m) With colonial panelled fronted garage door incorporating courtesy door and wall mounted Worcester central heating boiler

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		
(69-80)	C		78
(55-68)	D	58	
(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