



smarthomes

## Berkeley Road

Shirley, Solihull, B90 2HU

- Traditional Semi Detached
- Three Bedrooms
- No Upward Chain
- Re-Fitted Kitchen/Breakfast Room

**£269,950**

EPC Rating '61'





## 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 set back from the road behind a paved and gravelled driveway providing off-road parking.

#### **Enclosed Porch**

With quarry tiled floor and colonial panel door with chrome effect furnishings leading into

#### **Entrance Hall**

With spindle balustrade staircase leading off to the first floor, wall mounted radiator, oak effect flooring and stripped timber doors with chrome effect furnishings leading to



#### **Under-Stairs Store Cupboard**

Currently housing the central heating boiler and alarm control panel, plumbing for automatic washing machine and double glazed window to the side.

#### **Reception Room One (front)**

13' 9" x 10' 3" (4.19m x 3.12m) With five side UPVC double glazed bay window to the front elevation, coving to ceiling, wall mounted radiator, oak effect flooring and ceiling light point.



#### **Re-Fitted Kitchen/Breakfast Room**

15' 9" x 10' 8" (4.8m x 3.25m) With oak effect flooring and a range of Shaker style base units and matching wall units with butchers block style roll-top worksurfaces, double glazed window to the rear elevation, complementary tiling to water prone areas, wall mounted radiator with thermostatic valve, UPVC double glazed French doors leading out to rear garden, integrated oven with four ring ceramic hob set below combination light and extractor and a UPVC double glazed courtesy door leading out to the side.



#### **Accommodation On The First Floor**

##### **Landing**

With ceiling smoke alarm, wall mounted infrared alarm system, obscure double glazed window to the side and doors radiating off to

##### **Master Bedroom (front)**

13' 7" x 9' 9" (4.14m x 2.97m) With UPVC double glazed five side bay window to the front elevation, wall mounted radiator and ceiling light point.



### Bedroom Two

10' 9" x 10' 7" (3.28m x 3.23m) With double glazed casement window to the rear, wall mounted radiator, ceiling light point and access to loft space with loft ladder.

### Bedroom Three

6' 0" x 6' 8" (1.83m x 2.03m) Having a double glazed casement window to the front elevation, wall mounted radiator and ceiling light point.

### Re-Fitted Bathroom

Re-fitted with a suite comprising of contemporary floating wash hand basin, close coupled WC, panelled bath, chrome effect shower with overhead monsoon soaker and contemporary mixer taps, complementary tiling to walls, vanity mirror, chrome effect heated towel rail, ceramic tiling to the floor and obscured double glazed window to the rear.

### Outside

### Rear Garden

With panelled fencing to sides and rear, rear vehicle access with potential for garage (subject to relevant planning), paved pathway and being mainly laid to lawn.

### 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

