



smarthomes

Geoffrey Road

Shirley, Solihull, B90 2HN

- A Three Bedroom Semi Detached Property
- Ideal Potential To Extend
- Through Lounge/Diner
- Garage

Offers Over £270,000

EPC Rating '67'





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 paved driveway with wall to the front and two lawned areas with a variety of mature shrubs and trees. There is a side gate access leading through to the rear of the property and access to the garage.



Enclosed Porch

With wooden flooring and hardwood door with single glazed fan style insert with two feature single glazed coloured glass windows with leaded inserts, double wall mounted central heating radiator, laminate flooring, gas meter, ceiling light, useful under-stairs storage pantry area which has planning for a WC and door leading off to the through lounge/diner and a space leading through to the kitchen.

Through Lounge/Diner

Dining Area

12' 9" (Into Bay) x 10' 5" (3.9m (Into Bay) x 3.2m) Having a UPVC double glazed bay window to the front elevation, corniced coving, ceiling light with feature decorative rose, laminate flooring, wall light, central heating radiator point and electric power points.

Lounge Area

10' 2" x 10' 9" (3.1m x 3.3m) Having UPVC double glazed double opening patio doors to the rear of the garden with matching windows to either side. Coved cornice to the ceiling, decorative ceiling light with rose, laminate flooring, TV aerial point, electrical power point and two feature central heating vertical radiators.

Kitchen

7' 2" x 7' 6" (2.2m x 2.3m) Having a UPVC double glazed window to the rear elevation, range of white wall, drawer and base units with a roll-top laminate surface over incorporating a stainless steel sink and drainer, tiling to splash back areas, space for a gas cooker, stainless steel and glass extractor over, ceiling light, electric consumer board, space for a fridge, central heating radiator, laminate flooring and a door leading through to the utility.

Utility Room

8' 6" (Max) x 7' 2" (Max) (2.6m (Max) x 2.2m (Max)) Having a wooden door with a single glazed obscure window to the rear elevation, plumbing for a washing machine and dishwasher, laminate surface and a range of wall units. Further wooden door leading to side access to the front of the property and a further wooden door leading through to the garage,

Accommodation On The First Floor

Landing

Having an obscure UPVC double glazed window to the side elevation and doors radiating off to three bedrooms and family bathroom.

Bedroom One

10' 9" x 10' 2" (3.3m x 3.1m) Having a UPVC double glazed window to the rear, central heating radiator, ceiling light and fan, access to the loft and electric power points.





Bedroom Two

13' 1" (Into Bay) x 10' 2" (4.0m x 3.1m) Having a UPVC double glazed bay window to the front elevation, wall mounted double panelled central heating radiator, ceiling light and electric power points.

Rear Garden

A V shaped rear garden with fencing to one boundary and hedgerow border to the other. The garden is majority laid to lawn with a paved pathway leading to the rear with a variety of mature shrubs and bushes.

Bedroom Three

6' 10" x 5' 2" (2.1m x 1.6m) Having a UPVC double glazed window to the front and side elevation, ceiling light and electric power points.

Garage

17' 0" x 8' 2" (5.2m x 2.5m) Having a metal up and over door, electric power, electric consumer board, plumbing and wall mounted Worcester combination central heating boiler system.

Family Bathroom

7' 10" x 7' 2" (2.4m x 2.2m) Having a UPVC double glazed obscure windows the rear elevation and a three piece suite comprising of a panelled bath with a Mira electric shower over, pedestal wash hand basin and low level flush toilet. Extractor fan, ceiling light, tiling to floor, tiling to wall areas and a double panelled central heating radiator point.

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.

