



smarthomes

Danbury Road

Shirley, Solihull, B90 2BU

- An Extended Semi-Detached Family Home set on a Large Corner Plot
- Five Good Size Bedrooms and a Family Bathroom
- Spacious Lounge and Kitchen/Diner and a Large Side Garage
- Positioned a Stone's Throw from Tudor Grange Primary Academy St James

Offers Over

£335,000

Council Tax Band – C

EPC Rating – 61





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 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 block paved driveway with a lawn area, shrubbed side boundary and a hardwood part glazed front door leading to



Entrance Hallway

Having ceiling light point, staircase rising to first floor accommodation, central heating radiator, wooden flooring and door opening to

Lounge to Front

15' 8" x 12' 9" (4.78m x 3.89m) Having UPVC double glazed bay window to the front, ceiling light point, two central heating radiators, cornice coving to the ceiling, wooden flooring, feature fireplace and door into

Kitchen/Diner to Rear



Dining Area

12' 2" x 8' 11" (3.71m x 2.72m) Having UPVC double glazed sliding patio doors to the rear garden, ceiling light point, central heating radiator, cornice coving to the ceiling, ceramic tiled flooring and opening to

Re-Fitted Kitchen

13' 4" x 7' (4.06m x 2.13m) Being re-fitted with a modern range of wall, drawer and base mounted storage units with worktops over incorporating sink and drainer with mixer tap, further incorporating a four ring gas hob with double electric oven beneath and extractor over. Space for fridge freezer, UPVC double glazed window to the rear garden, recessed ceiling spot lights, ceramic tiled floor and door to garage



Landing

With a ceiling light point, loft hatch access and door radiating off to

Bedroom One to Front

13' 4" x 11' 2" (4.06m x 3.4m) Having UPVC double glazed window to the front, ceiling light point and central heating radiator

Bedroom Two to Front

14' 10" x 10' 2" (4.52m x 3.1m) Having UPVC double glazed window to the front, ceiling light point and central heating radiator

Bedroom Three to Rear

11' 2" x 10' 3" (3.4m x 3.12m) Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

Bedroom Four to Rear

10' 1" x 8' 2" (3.07m x 2.49m) Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

Bedroom Five to Front

8' 2" x 8' 2" (2.49m x 2.49m) Having UPVC double glazed window to the front, ceiling light point and central heating radiator





Family Bathroom to Rear

Being fitted with a suite comprising a corner bath with shower over and a vanity unit consisting of a wash hand basin and a low level WC with concealed cistern. Full height ceramic wall tiles and laminate flooring, UPVC double glazed window to the rear, recessed ceiling spot lights and a heated towel rail

Rear Garden

Being mainly laid to lawn with a paved patio area, fence and hedges to boundaries and courtesy door to garage

Large Side Garage

23' 8" x 18' 3" (7.21m x 5.56m) Having metal up and over door, doors to kitchen, rear garden and front driveway, electric panel heater, light and power and further door into

Guest W.C

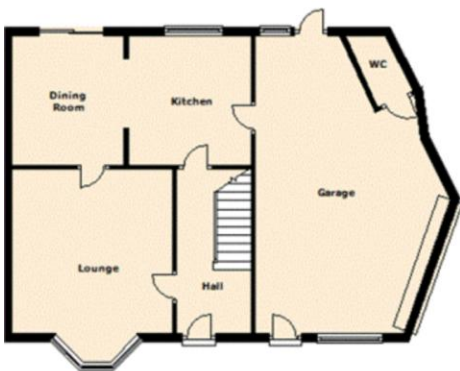
Having W.C, wall mounted wash hand basin and ceiling light point

Tenure

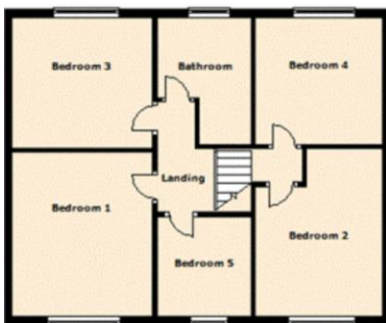
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band - D



Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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