



smarthomes

## Dunard Road

Shirley, Solihull, B90 2HR

- A Well Presented Semi-Detached Property
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Bathroom

**£249,900**

EPC Rating '66'





## 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 spoiled 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 retaining brick built walls, courtesy side access and a UPVC double glazed door leading to

**Enclosed Porch**

With ceramic tiled flooring, meter cupboards and an obscure double glazed door with matching side windows leading to

**Entrance Hallway**

With ceramic tiled flooring, stairs leading to the first floor accommodation with under-stairs store cupboard, wall mounted radiator, ceiling light point and door leading into



**Through Lounge/Diner**

24' 7" x 9' 10" (7.5m x 3m) With UPVC double glazed dog leg bay window to front and UPVC French doors leading to rear garden, Oak flooring, coving to ceiling, an Oak fire surround with marble effect inset with living flame effect gas fire, wall mounted radiator and wall and ceiling light points



**Kitchen to Rear**

8' 6" x 7' 2" (2.6m x 2.2m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap, further incorporating a 4 ring gas hob with extractor hood over. Inset electric oven and grill, space and plumbing for washing machine, UPVC double glazed window to rear, tiling to splash back area and floor and ceiling light point

**Landing**

With UPVC double glazed window to side, access to loft space, ceiling light point and door to



**Bedroom One to Front**

11' 1" x 9' 10" (3.4m x 3m) With UPVC double glazed window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point

### Bedroom Two to Rear

11' 5" x 9' 10" (3.5m x 3m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

### Bedroom Three to Front

8' 0" x 6' 4" (2.45m x 1.95m) With UPVC double glazed oriel window to front elevation, wall mounted radiator and ceiling light point

### Family Bathroom to Rear

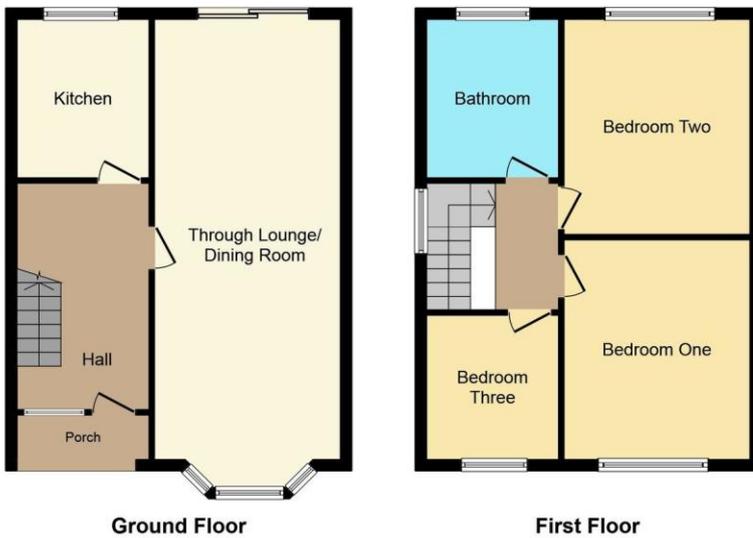
Being fitted with a modern white suite comprising a corner bath with shower over, low flush WC and vanity wash hand basin. Obscure UPVC double glazed window to rear, tiling to full height, laminate flooring, radiator and ceiling light point

### Rear Garden

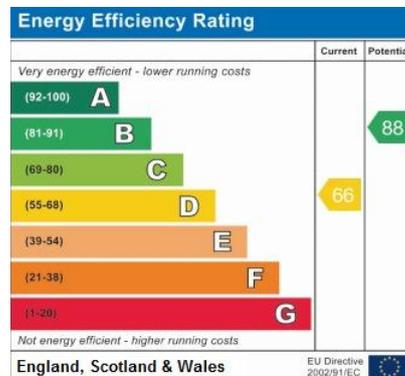
With a black paved patio area and steps leading up to a lawned area, hard standing for potting shed, panelled fencing to sides and rear and gated side access

### 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 vendor



Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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