



smarthomes

Delrene Road

Shirley, Solihull, B90 2HJ

- An Extended Semi Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- No Upward Chain

£264,000

EPC Rating '55'





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 lawned fore garden and tarmac driveway providing off road parking extending to double opening garage doors and glazed door leading into an enclosed porch with obscure glazed hardwood front door with stained glass inserts leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with under-stairs storage cupboard and doors leading off to

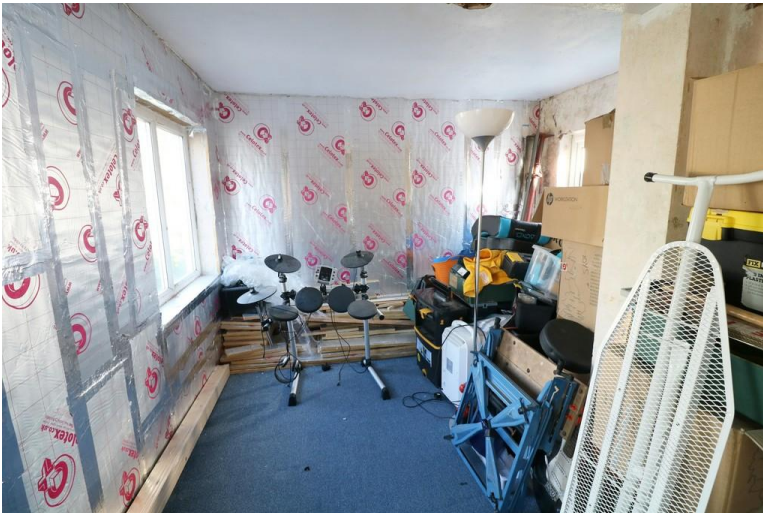


Reception Room One to Front

12' 11" x 10' 10" (3.94m x 3.3m) With double glazed bay window to front elevation, ceiling light point, radiator and picture rail

Reception Room Two to Rear

11' 7" x 10' 10" (3.53m x 3.3m) With double glazed sliding patio doors leading out to the rear garden, ceiling light point, radiator, picture rail and wood effect floor covering



Kitchen to Rear

7' 4" x 5' 5" (2.24m x 1.65m) Being fitted with base units with work surface, sink and drainer unit, space and point for gas cooker, space and plumbing for washing machine, double glazed window to rear, ceiling light point and door to side

Accommodation on the First Floor

Landing

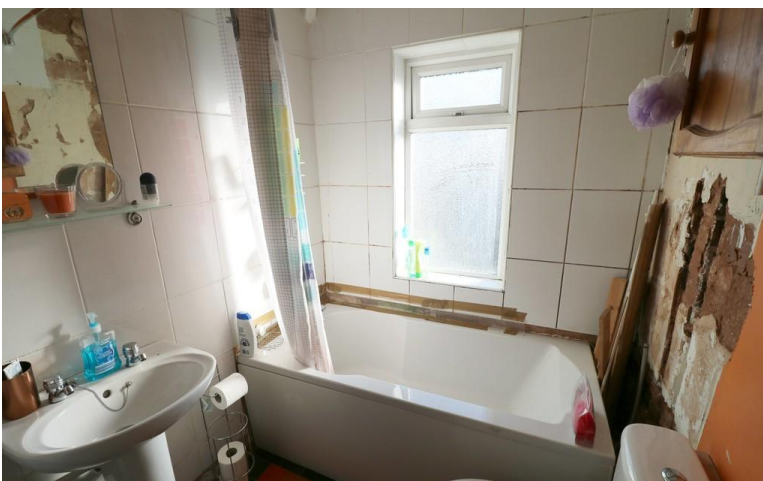
With ceiling light point, access to boarded loft space with ladder, obscure glazed window to side and doors leading off to

Bedroom One to Front

10' 11" x 10' 5" plus bay (3.33m x 3.18m) With double glazed bay window to front elevation, ceiling light point, picture rail and radiator

Dual Aspect Bedroom Two

14' 1" x 7' 2" (4.29m x 2.18m) With double glazed windows to front and rear elevations and ceiling light point





Bedroom Three to Rear

10' 10" x 10' 11" (3.3m x 3.33m) With double glazed window to rear elevation, ceiling light point and radiator

Bathroom to Rear

Being fitted with a three piece white suite comprising WC, pedestal wash hand basin and panelled bath with shower over, obscure double glazed window to rear, ceiling light point and heated towel rail

Rear Garden

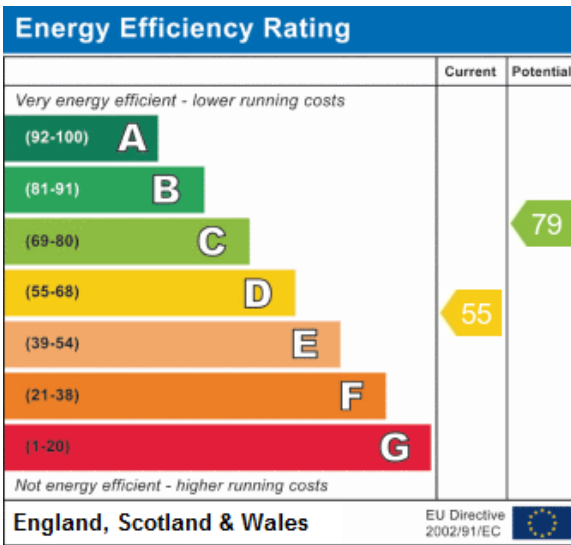
Being mainly laid to lawn with fencing to boundaries and timber storage shed

Garage

Requiring repairs with double doors to driveway

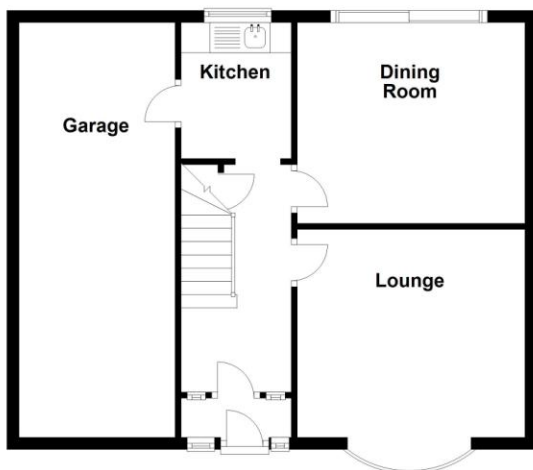
Tenure

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



Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 103.5 sq. metres (1114.2 sq. feet)

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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 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