



smarthomes

## Thornyfield Road

Shirley, Solihull, B90 3HP

- A Well Presented Semi Detached Bungalow For The Over 55's
- Two Double Bedrooms
- Modern En-Suite Shower Room, Family Bathroom & Breakfast Kitchen
- Pleasant South Facing Rear Garden

**£399,950**

EPC Rating '83'







## 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 well maintained lawned fore garden with shrub borders, tarmac driveway providing off road parking and paved pathway extending to canopy porch with front door leading through to

#### **Entrance Hall**

With ceiling light point, radiator, access to loft space, two good size storage cupboards and doors radiating off to



#### **Lounge to Rear**

15' 2" x 12' 10" (4.62m x 3.91m) With double glazed window and French doors to rear, ceiling light point, radiator and double doors leading through to

#### **Modern Breakfast Kitchen to Front**

11' 9" max x 11' 8" max (3.58m x 3.56m) Being fitted with a modern range of wall, drawer and base units, work surfaces incorporating sink and drainer unit with mixer tap, metro tiling to splashback areas, four ring electric hob with extractor canopy over, inset eye-level electric oven, integrated fridge, freezer, dishwasher and washer dryer, cupboard housing wall mounted gas boiler, laminate flooring, dining area and double glazed window to front



#### **Bedroom One**

13' 2" x 11' 9" (4.01m x 3.58m) With double glazed window, ceiling light point, radiator, built-in double wardrobe and door leading into

#### **Modern En-Suite Shower Room**

Being fitted with a modern three piece white suite comprising walk-in shower cubicle with electric shower, low flush WC with enclosed cistern and vanity wash hand basin with cupboards beneath, complementary tiling to walls, chrome ladder style towel rail and ceiling light point



#### **Bedroom Two**

10' 10" x 9' 8" (3.3m x 2.95m) With ceiling light point, radiator, built-in double wardrobe with mirror fronted sliding doors and double glazed window





### Modern Family Bathroom

Being fitted with a modern three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC with enclosed cistern and vanity wash hand basin, complementary tiling to walls, ceiling light point and heated towel rail

### Pleasant South Facing Rear Garden

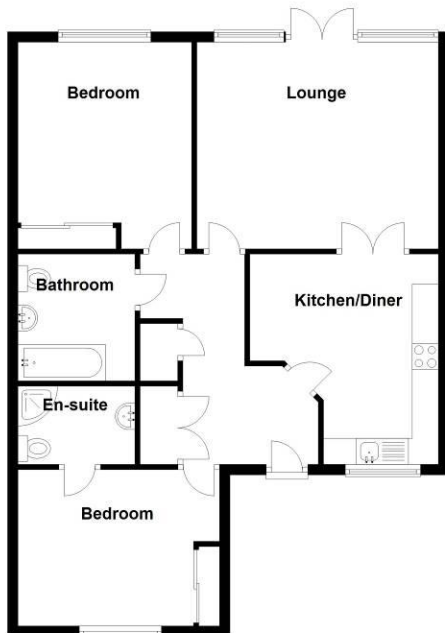
Being mainly laid to lawn with paved patio, timber storage shed, fencing to boundaries and gated side access



### Tenure

We are advised by the vendor that the property is freehold with a service charge of approx. £115 per annum, 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

**Ground Floor**  
Approx. 77.3 sq. metres (832.0 sq. feet)



Total area: approx. 77.3 sq. metres (832.0 sq. feet)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         | 96        |
| (81-91)                                     | <b>B</b> | 83                      |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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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 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