



Acheson Road

Shirley, Solihull, B90 2JA

- A Traditional Semi-Detached Property Offering Potential for Improvement
- Three Bedrooms
- Two Reception Rooms
- Large Rear Garden

Offers Over

£229,950

EPC Rating '63'





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 with a pathway leading up to a double glazed door leading into

Entrance Hallway

With a ceiling light point, obscure double glazed windows to the front aspect, central heating radiator and door to

Dining Room to Front

12' 1" x 9' 8" (3.68m x 2.95m) With a ceiling light point, double glazed bay window to the front aspect, central heating radiator and power points



Lounge to Rear

13' 1" x 9' 8" (3.99m x 2.95m) With a ceiling light point, double glazed windows and door to the rear aspect, central heating radiator and power points



Kitchen to Rear

6' 6" x 6' 6" (1.98m x 1.98m) With a range of wall and base units with worktop over incorporating stainless steel sink and drainer unit with a mixer tap. Ceiling light point, double glazed window to the rear aspect, central heating radiator, power points, under-stairs storage, tiled walls, space for a freestanding cooker and washing machine, a wall mounted gas central heating boiler and a door leading to the side of the property

Landing

With a ceiling light point, double glazed window to the side aspect, loft access and doors leading to

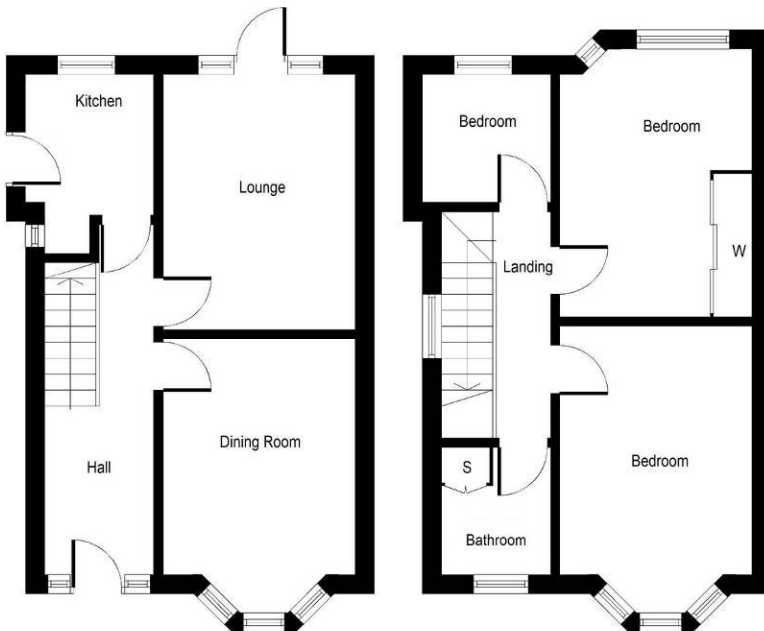


Bedroom One to Rear

13' 1" x 9' 8" (3.99m x 2.95m) With a ceiling light point, double glazed bay window to the rear aspect, central heating radiator, power points and integrated wardrobes with sliding doors

Bedroom Two to Front

12' 8" x 9' 5" (3.86m x 2.87m) With a ceiling light point, double glazed bay window to the front aspect, central heating radiator and power points



Bedroom Three to Rear

6' 9" x 6' 6" (2.06m x 1.98m) With a ceiling light point, double glazed window to the rear aspect, central heating radiator and power points

Family Bathroom to Front

6' 6" x 5' 6" (1.98m x 1.68m) Being fitted with a suite comprising of a low level W.C, pedestal wash hand basin pedestal and a bathtub with shower over and tiled walls. Ceiling light point, obscure double glazed window to the front aspect, central heating radiator and storage cupboard

Rear Garden

Being mainly laid to lawn with a patio area, gated access to the front of the property, fencing to boundaries and access to

Rear Garage

With access via a shared rear access road

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	