



smarthomes

Dunard Road

Shirley, Solihull, B90 2HR

- A Well-Presented Semi-Detached Property
- Three Bedrooms
- Open Plan Kitchen/Diner
- Lounge

£259,000

EPC Rating '59'





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 paved driveway for off road parking. There is a UPVC double glazed door with obscure inserts leading into side passage with cupboard housing gas meter. Access to the property is gained via a storm porch with UPVC double glazed front door with obscure inserts and matching windows to either side leading through to

Entrance Hallway

With laminate flooring, central heating radiator, two ceiling light points, useful under stairs storage cupboard, stairs leading to first floor accommodation and doors radiating off to



Lounge

13' 1" x 10' 2" (4m x 3.1m) With UPVC double glazed window to front elevation, central heating radiator, coving to ceiling, ceiling light point and feature fireplace

Open Plan Kitchen Diner

15' 8" x 10' 9" (4.8m x 3.3m) Being fitted with a range of base units with wooden work surface over incorporating a stainless steel sink drainer unit. Integrated dishwasher, space for gas cooker, ceiling down lights, central heating radiator, UPVC double glazed double opening patio doors to rear elevation, UPVC double glazed window to rear and a door leading to



Lean To

26' 2" x 4' 3" (8m x 1.3m) With single glazed wooden door to rear elevation and space and plumbing for washing machine

Landing

With UPVC double glazed obscure window to side elevation, ceiling light point, loft access and doors radiating off to



Bedroom One to Rear

10' 9" x 10' 2" (3.3m x 3.1m) With UPVC double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Two to Front

13' 9" x 9' 6" (4.2m x 2.9m) With UPVC double glazed bay window to front elevation, ceiling light point and fan, central heating radiator and coving to ceiling

Bedroom Three to Front

7' 2" x 5' 10" (2.2m x 1.8m) With UPVC double glazed window to front elevation, central heating radiator, ceiling light point and laminate flooring

Refitted Bathroom

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising of a panelled bath with thermostatic shower over, W.C and wash hand basin with mixer taps over enclosed in a vanity unit. Useful storage cupboard, chrome ladder style central heating radiator, complementary tiling with mosaic inlay, laminate flooring, ceiling light point and UPVC double glazed obscure window to rear elevation

Rear Garden

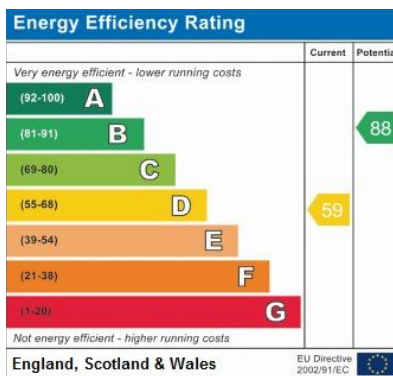
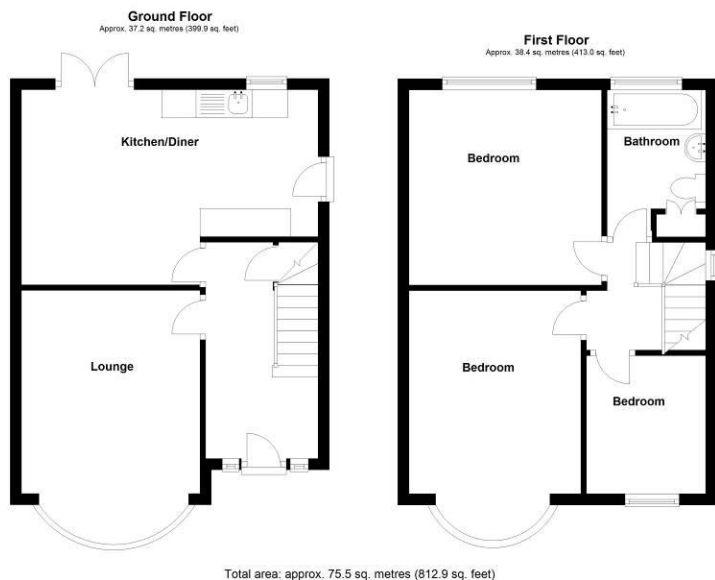
Having timber decked steps leading down to terraced patio area, outbuildings including a gardeners W.C, hedgerow archway with further steps leading down to majority laid to lawn, two timber framed sheds, glass greenhouse, fencing to boundaries, a variety of modern shrubs and bushes and a curved pathway leading to

Rear Garage

Being accessed via a shared rear service 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 Nigel Hodges



316 Stratford Road
Shirley
Salihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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