



smarthomes

## Madams Hill Road

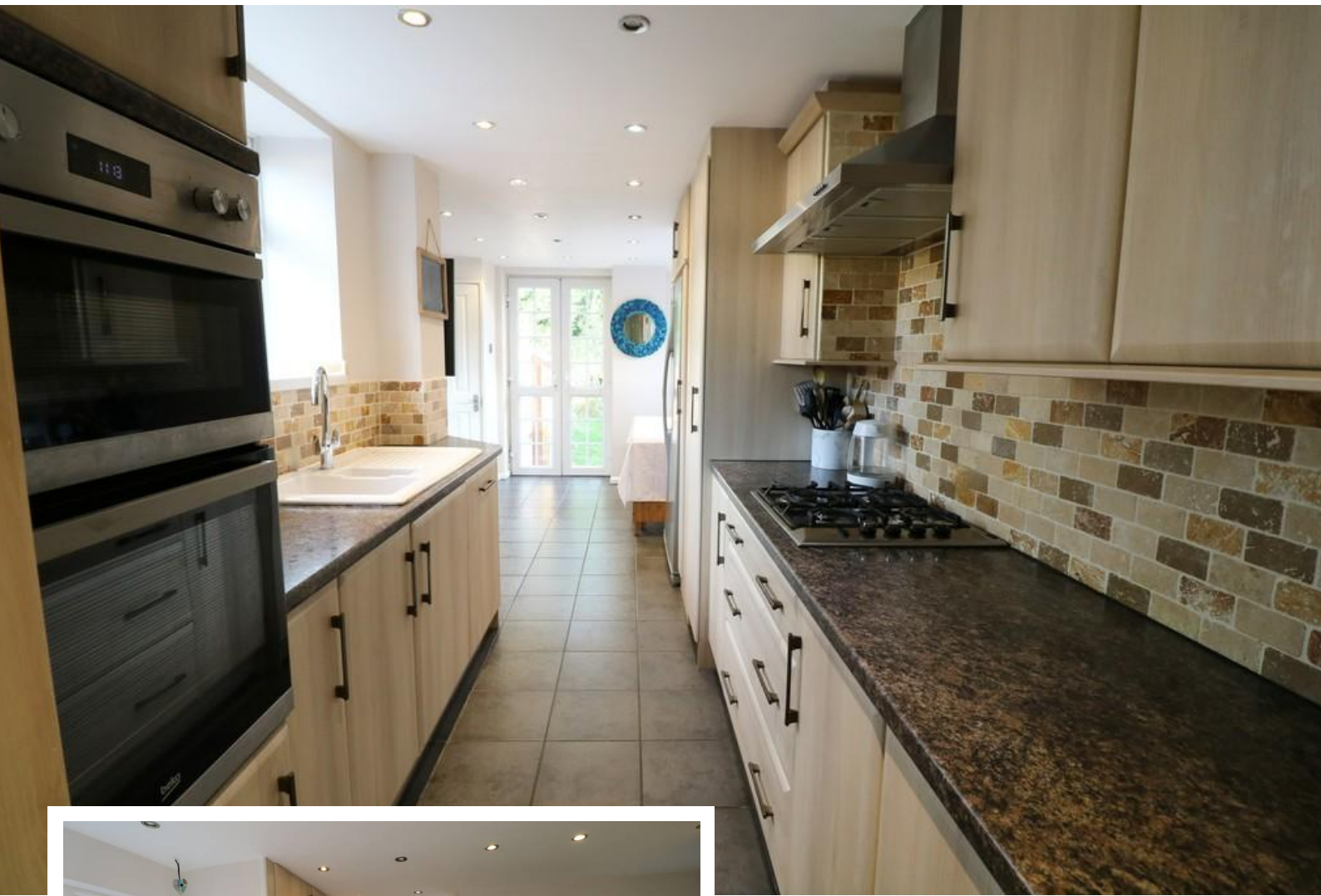
Shirley, Solihull, B90 4QQ

- A Well Presented & Extended Three Bedroom Semi-Detached Home
- Through Lounge Diner & Extended Kitchen
- Generous Southerly Facing Rear Garden
- No Upward Chain

**£275,000**

EPC Rating '57'





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are 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 supermarkets like Waitrose, Asda, Sainsburys, Aldi 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 Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a gravelled driveway providing off road parking for several vehicles with a lawn area, planted shrubs and access to

**Porch**

Of UPVC construction with a tiled floor, wall light point and door leading to

**Entrance Hallway**

With ceiling light point, tiled flooring, stairs leading to the first floor accommodation, built in storage cupboard and doors leading off to



**Through Lounge/Diner**

24' 5" x 10' 11" (7.44m x 3.33m) With UPVC double glazed bay window to front elevation, double glazed window to rear, feature fireplace housing an electric fire with decorative mantle over, wall mounted radiator and ceiling light points

**Extended Kitchen to Rear**

20' 1" x 12' max (6.12m x 3.66m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a ceramic sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Integrated oven and grill, integrated dishwasher, tiling to splash back areas and floor, radiator, ceiling spot lights, double glazed windows to side and rear aspects, double glazed door to side and double glazed French doors to rear garden, laundry cupboard with space and plumbing for washing machine and tumble dryer and a door leading to



**Guest W.C**

Being fitted with a white suite comprising a low flush WC and wall mounted wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor and ceiling spot lights



**Landing**

With an obscure double glazed window to side, ceiling light point, built in storage cupboard and door to

**Bedroom One to Front**

13' 6" x 10' 11" (4.11m x 3.33m) With UPVC double glazed bow window to front elevation, wall mounted radiator and ceiling light point



### Bedroom Two to Rear

10' 11" x 10' 6" (3.33m x 3.2m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

### Bedroom Three to Front

10' x 6' 9" max (3.05m x 2.06m max) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

### Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation

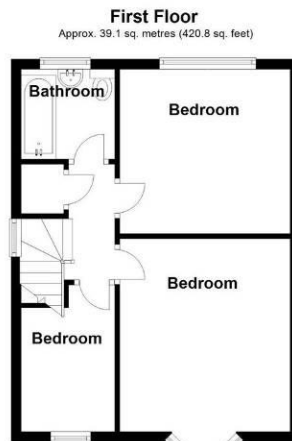
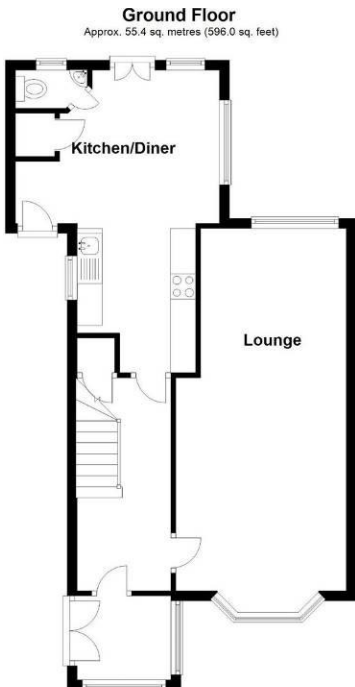


### Southerly Facing Rear Garden

Being mainly laid to lawn with gravelled patio area, further decked patio with brick built BBQ, external power points, cold water tap, feature pond, two timber built sheds with power points, raised planted, shrub borders and panelled fencing and hedging to boundaries

### 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



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	57	
(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