



smarthomes

Clinton Road

Shirley, Solihull, B90 4RG

- A Well Presented Mid-Terrace Family Home
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- Large Rear Garage Converted to a Useable Office Space

£255,000

EPC Rating '67'





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 with a block paved pathway extending to UPVC double glazed door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, laminate flooring and door leading off to

Lounge/Diner to Front

21' 11" x 11' 5" (6.7m x 3.5m) With UPVC double glazed bay window to front elevation, glazed door to under stairs storage cupboard, wall mounted radiator, laminate flooring, feature electric fire, two ceiling light points, coving to ceiling and door to



Re-Fitted Breakfast Kitchen to Rear

13' 9" x 8' 6" (4.2m x 2.6m) Being re-fitted with a range of base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with electric oven below. Space and plumbing for washing machine, laminate flooring, tiling to splash back areas, wall mounted gas central heating boiler, radiator, two ceiling light points, two double glazed windows to the rear aspect and a UPVC door to rear garden



Landing

With access to a boarded loft space via a drop down ladder, ceiling light point and door to

Bedroom One to Rear

10' 9" x 8' 10" (3.3m x 2.7m) With UPVC double glazed window to rear elevation, coving to ceiling, wall mounted radiator and ceiling light point



Bedroom Two to Front

10' 5" x 8' 10" (3.2m x 2.7m) With UPVC double glazed window to front elevation, coving to ceiling, a range of built in wardrobes, wall mounted radiator and ceiling light point

Bedroom Three to Front

7' 6" x 5' 6" (2.3m x 1.7m) With UPVC double glazed window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point



Family Bathroom to Rear

5' 6" x 5' 2" (1.7m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling and aqua panelling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with a block paved patio, panelled fencing to boundaries, cold water tap, external lighting and a paved pathway leading to an obscure UPVC door leading to



Converted Garage to Office Space/Storage

Office Room

14' 5" x 11' 9" (4.4m x 3.6m) With two UPVC double glazed window overlooking the rear garden, electric power points, suspended ceiling with lighting, water connection and door to

Storage Area

15' 1" x 8' 2" (4.6m x 2.5m) With a ceiling light point, power points and a stud partition with further access door



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

