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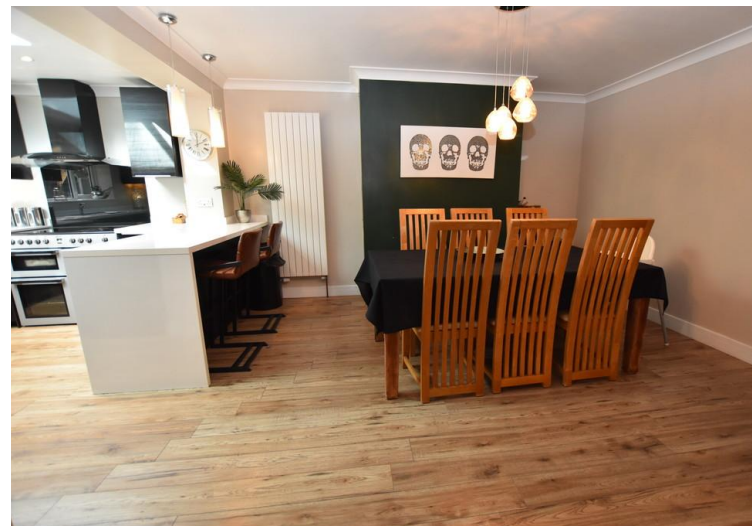
## Neville Road

Shirley, Solihull, B90 2QN

- A Beautifully Presented Detached Family Home
- Four/Five Bedrooms
- Open Plan Kitchen/Family Room
- Two Reception Rooms

**£499,950**

EPC Rating '55'







## 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, Morrisons 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 served with regular bus and train links to these destinations.

The property is set back from the road behind a tarmac driveway providing ample off road parking with ornamental dwarf brick built wall and additional block paved area, independent access to side and composite front door leading into

### Extended Entrance Porch

With wall mounted radiator, Oak effect floor covering, inset down lighters and double glazed door leading through to



#### Entrance Hall

With Oak flooring, spindle balustrade staircase leading to the first floor accommodation, coving to ceiling, ceiling light point, ceiling smoke alarm door to inner lobby and oak doors leading off to

#### Reception Room One to Front

11' 10" x 10' 10" (3.61m x 3.3m) With double glazed window to front elevation, double glazed door leading out to the side elevation, wall mounted radiator, oak flooring and coving to ceiling

#### Substantially Extended Lounge to Rear

20' 8" x 17' 8" (6.3m x 5.38m) With double glazed French doors leading out to private rear garden, coving to ceiling, Oak floor covering, feature polished stone fire surround with log effect display, two wall mounted radiators, three ceiling light points and opening to



#### Family/Dining Area

14' 1" x 10' 3" (4.29m x 3.12m) With coving to ceiling, ceiling light point, feature recess to chimney, contemporary vertical radiator, additional radiator, feature lighting to breakfast bar and opening to

#### Modern Kitchen to Rear

11' 6" x 11' 1" (3.51m x 3.38m) With feature roof lantern and being fitted with a range of high gloss and grained base units incorporating carousel units, wall units and larder unit incorporating drawers, high gloss work top and breakfast bar area, sink and drainer unit with feature mixer tap, freestanding five ring ceramic hob and hotplate with range double oven and grill set below combination light and extractor, full width integrated dishwasher, recess for fridge freezer, Oak flooring, double glazed window overlooking the rear garden and inset down lighters



#### Inner Lobby

With door to storage and further doors off to

#### Utility Room

10' 2" x 5' (3.1m x 1.52m) With Oak flooring, wall mounted trip switch fuse board, wall mounted radiator, ceiling light point, plumbing for washing machine and a range of base units

#### Guest W.C

Being fitted with a low level W.C with concealed cistern and contemporary floating vanity wash hand basin with chrome effect mixer tap, wall mounted gas central heating boiler, wall mounted radiator and LED down lighters

#### Split Level Landing

With ceiling light point, ceiling smoke alarm and doors radiating off to

#### Extended Master Bedroom to Front

10' 2" x 9' 11" (3.1m x 3.02m) With double glazed window to front elevation, coving to ceiling, ceiling light point and doorway to inner lobby with Oak door to en-suite shower room and access to

#### Bedroom Two/Dressing Room to Rear

10' 4" x 7' 6" (3.15m x 2.29m) With double glazed window overlooking the rear garden and door to landing







### Jack & Jill En-Suite

Being fitted with a three piece suite comprising vanity wash hand basin, low level W.C and fully tiled shower enclosure with overhead monsoon soaker. Polished porcelain tiling to water prone areas, inset down lighters, wall mounted extractor, heated towel rail and frosted double glazed window to side elevation

### Bedroom Three to Rear

13' 7" x 11' 1" (4.14m x 3.38m) With a wall mounted radiator, double glazed window to rear elevation and ceiling light point

### Bedroom Four to Front

13' 2" x 9' 5" (4.01m x 2.87m) With a range of fitted wardrobes, double glazed window to front elevation, wall mounted radiator and ceiling light point

### Bedroom Five to Rear

10' 8" x 7' 1" (3.25m x 2.16m) With double glazed window to rear elevation, wall mounted radiator and ceiling light point

### Re-Fitted Four Piece Family Bathroom to Front

Being re-fitted with a four piece white suite comprising panelled bath, vanity wash hand basin with mixer tap, close coupled W.C and fully tiled shower enclosure with over head monsoon soaker and hand fitment. Two frosted double glazed windows to front elevation, electric shaver point, chrome effect heated towel rail and feature LED down lighters

### Rear Garden

Being mainly laid to lawn with retaining railway sleepers, gravel borders, paved patio area and feather boarding to sides and rear with concrete godfathers

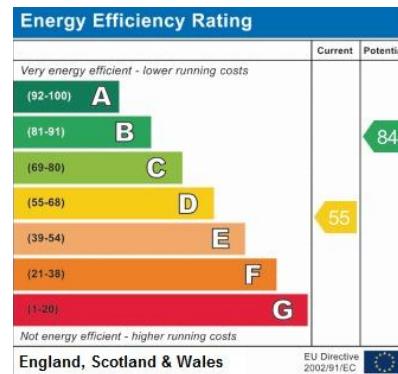
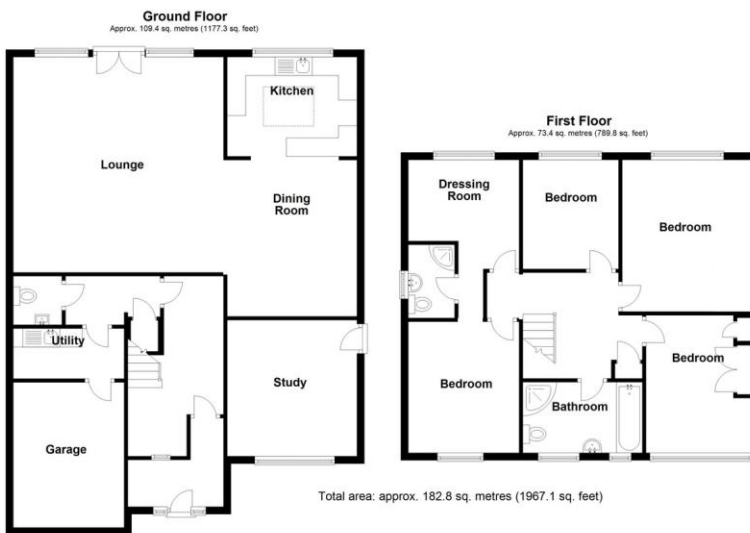


### Garage Store

12' 11" x 10' 9" (3.94m x 3.28m) With pitched roof, automated up and over garage door to front and ceiling light point

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



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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