



## Stroud Road

Shirley, Solihull, B90 2JX

- A Well Presented & Extended Semi Detached Family Home
- Three Bedrooms
- Extended & Re-Fitted Dining Kitchen With Open Plan Conservatory
- Family Bathroom, Utility Room & Guest WC

**Offers Over**

**£300,000**

EPC Rating '65'





## 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 block edged tarmac driveway providing off road parking extending to UPVC double glazed door leading into

#### **Enclosed Porch**

With exterior light, tiled flooring, gas meter and wooden front door with feature obscure glazed inserts leading through to

#### **Entrance Hallway**

With wood effect tiled flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboards, radiator, wall lighting and doors leading off to



#### **Lounge to Front**

12' 9" into bay x 8' 6" (3.9m x 2.6m) With UPVC double glazed bay window to front elevation, radiator, ceiling light point and coving to ceiling

#### **Extended & Re-Fitted Dining Kitchen to Rear**

22' 3" x 10' 5" (6.78m x 3.18m) Being re-fitted with high gloss wall, drawer and base units, wood effect laminate work surfaces, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, tiling to splashback areas, inset eye-level electric oven, integrated fridge freezer and dishwasher, under-cupboard lighting, breakfast bar area, UPVC double glazed window to rear elevation, wood effect tiled flooring, living flame gas fire with marble hearth and surround, spot lights to ceiling, feature vertical radiator, oak door to utility area and opening to



#### **Conservatory**

15' 1" x 8' 2" (4.6m x 2.5m) With UPVC double glazed French doors leading out to the rear garden, polycarbonate roof, feature graphite vertical radiator and wood effect tiled flooring

#### **Utility Area**

With space and plumbing for washing machine, space for tumble dryer, Worcester Bosch combination boiler, spot lights to ceiling and door to



#### **Guest WC**

With obscure double glazed window to front, low flush WC, vanity wash hand basin, chrome ladder style radiator, tiling to half height, spot lights to ceiling and wood effect tiled flooring

#### **Accommodation on the First Floor**

##### **Landing**

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



### Bedroom One to Front

13' 1" into bay x 9' 10" (4.0m x 3.0m) With UPVC double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Two to Rear

13' 1" into bay x 9' 10" (4.0m x 3.0m) With UPVC double glazed bay window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

6' 6" x 5' 6" (2.0m x 1.7m) With UPVC double glazed window to front elevation, radiator and ceiling light point



### Family Bathroom to Rear

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising panelled bath with Triton electric shower over and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls and floor, chrome ladder style radiator and ceiling light point

### Rear Garden

Having a timber decked area with steps leading to a further decked area, external lighting, lawned area, fencing to boundaries and a variety of mature shrubs and bushes



### 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.

