



smarthomes

Marshall Lake Road

Shirley, Solihull, B90 4RB

- A Three/Four Bedroom Detached Family Home
- Modern Kitchen & Re-Fitted Four Piece Family Bathroom
- Lounge, Dining Room & Playroom/Garden Room
- Study/Occasional Bedroom Four & Ground Floor Shower Room

£399,950

EPC Rating '63'





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 tarmac driveway with hedged frontage providing off road parking extending to up and over garage door and UPVC double glazed front door leading through to



Enclosed Porch

With tiled flooring and part glazed door with stained glass side window leading through to

Entrance Hall

With stairs leading to the first floor accommodation, laminate flooring, radiator, coving to ceiling, built-in cloaks cupboard with hanging rail and shelving and doors leading off to

Dining Room to Front

12' 8" into bay x 11' 7" max (3.86m x 3.53m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling, built in speaker and feature fireplace surround with tiled hearth and electric flame effect fire



Lounge to Rear

14' 0" x 11' 7" max (4.27m x 3.53m) With radiator, coving to ceiling, built-in speaker, feature fireplace surround with tiled hearth and electric flame effect fire, ceiling light point and opening through to

Playroom/Garden Room to Rear

19' 9" x 5' 0" (6.02m x 1.52m) With vaulted ceiling, LED downlights, built-in speakers, UPVC double glazed windows and French doors leading out to the rear garden, laminate flooring, radiator and built in seating area with storage beneath

Modern Kitchen

10' 7" x 7' 5" (3.23m x 2.26m) Being fitted with a range of Shaker style wall, drawer and base units incorporating wine rack, glazed display cabinets and pan drawers, wood effect roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset Beko electric oven, integrated dishwasher and fridge, cupboard housing Glow-Worm Betacom central heating boiler, under-stairs pantry area, UPVC double glazed window to side, ceiling downlighters, tiled flooring and opening through to



Utility Room

With LED downlights, UPVC double glazed door to rear garden, tiled flooring, radiator, fitted base units, space and plumbing for washing machine and tumble dryer, work surface, tiled splashback and doors leading off to

Ground Floor Shower Room

With low flush WC, wash hand basin and fully tiled shower cubicle

Office/Occasional Bedroom to Front

11' 0" x 6' 9" (3.35m x 2.06m) With UPVC double glazed window to front elevation, radiator and LED downlights

Accommodation on the First Floor

Landing

With frosted UPVC double glazed window to side elevation and doors leading off to





Bedroom One to Rear

14' 0" x 10' 4" to chimney breast (4.27m x 3.15m) With UPVC double glazed window to rear elevation, wall mounted radiator, built-in wardrobes with mirror fronted doors, wall plasma television point and ceiling light point

Bedroom Two to Front

13' 2" into bay x 10' 4" to chimney breast (4.01m x 3.15m) With UPVC double glazed bay window to front elevation, wall mounted radiator, built-in wardrobes with mirrored doors, wall plasma television point and ceiling light point

Bedroom Three to Front

7' 5" x 7' 4" (2.26m x 2.24m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point



Re-Fitted Four Piece Family Bathroom to Rear

Being re-fitted with a four piece white suite comprising tiled panelled bath with centralised mixer tap and handheld shower attachment, low flush WC, pedestal wash hand basin and shower cubicle with Triton electric shower, obscure double glazed windows to side and rear elevations, chrome ladder style radiator, ceramic tiling to splashback areas, tiled flooring, extractor, loft hatch with pull down ladder to loft space and built-in speaker

Rear Garden

Being mainly laid to lawn with block paved patio and fencing to boundaries

Garage

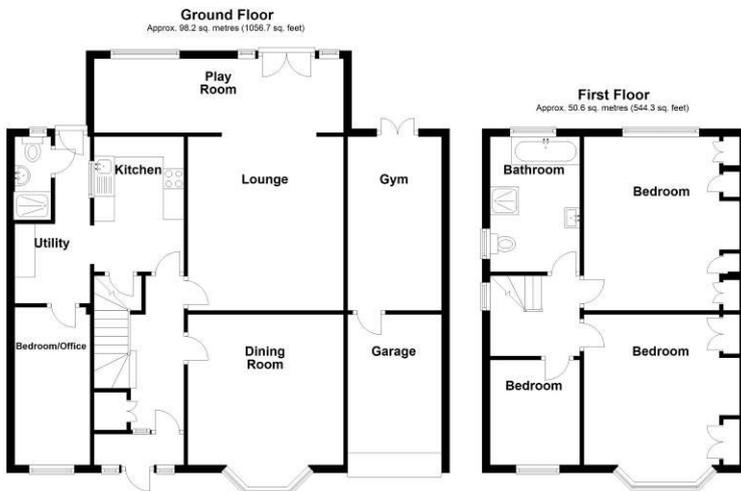
12' 2" x 7' 6" (3.71m x 2.29m) With remote controlled up and over garage door to front, light, power and doorway leading through to

Gym Area/Office

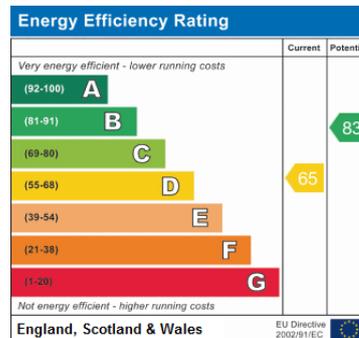
11' 6" x 6' 9" (3.51m x 2.06m) With door to rear garden, light and power

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.



Total area: approx. 148.7 sq. metres (1601.0 sq. feet)



316 Stratford Road
Shirley
Soliuhll
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 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