



smarthomes

High Street

Shirley, Solihull, B90 1JW

- A Double Fronted, Two Double Bedroom Detached Period Property
- No Upward Chain
- Three Reception Rooms/Ground Floor Bedroom Three
- Substantial Rear & Side Gardens Providing Superb Potential

£179,950

EPC Rating '48'





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 walled fore garden with paved footpath leading to canopy porch with UPVC double glazed front door and concrete driveway to side providing off road parking with further gardens to side

Entrance Hall

With ceiling light point, stairs leading to the first floor accommodation and doors leading off to



Reception Room One to Front

13' 0" x 9' 5" (3.96m x 2.87m) With double glazed window to front elevation, ceiling light point and radiator

Reception Room Two to Front

12' 0" x 8' 8" (3.66m x 2.64m) With double glazed window to front elevation, ceiling light point and radiator



Reception Room Three/Ground Floor

Bedroom Three to Rear

13' 0" x 12' 1" (3.96m x 3.68m) With double glazed window to rear elevation, ceiling light point, radiator and wall mounted electric fire

Kitchen to Rear

11' 4" x 9' 1" (3.45m x 2.77m) Being fitted with a range of wall, drawer and base units, work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring electric hob with extractor over, inset electric oven, space and plumbing for washing machine, wall mounted gas boiler, double glazed window and door to rear, ceiling light point and laminate flooring



Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to



Bedroom One

12' 7" x 12' 2" (3.84m x 3.71 m) With double glazed, ceiling light point and radiator

Bedroom Two

13' 1" x 9' 5" (3.99m x 2.87m) With double glazed window, ceiling light point and radiator

Spacious Family Bathroom

Being fitted with a three piece white suite comprising panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to splashback areas and radiator

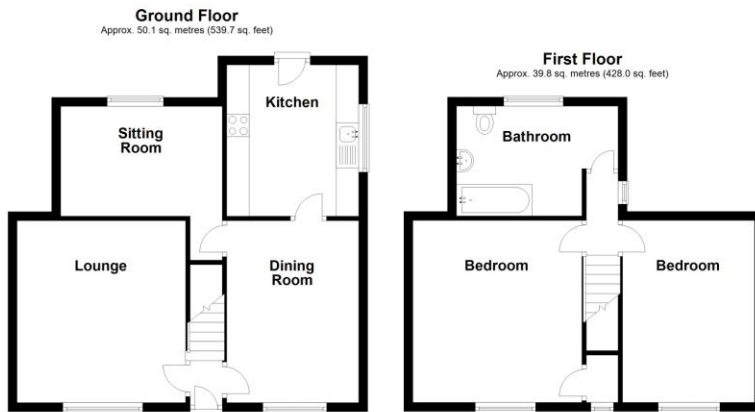


Rear Garden

The rear garden extends to the side of the property with lawned areas, paved patio and fencing 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. 89.9 sq. metres (967.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
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