



smarthomes

## Stroud Road

Shirley, Solihull, B90 2JX

- A Traditional Semi Detached Property
- In Need of Modernisation
- Three Bedrooms & Two Reception Rooms
- 18 Years Remaining on Lease – CASH BUYERS ONLY

## Guide Price

**£90,000**

EPC Rating '33'







## 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 lawned fore garden and paved driveway providing off road parking extending to storm porch with front door leading through to

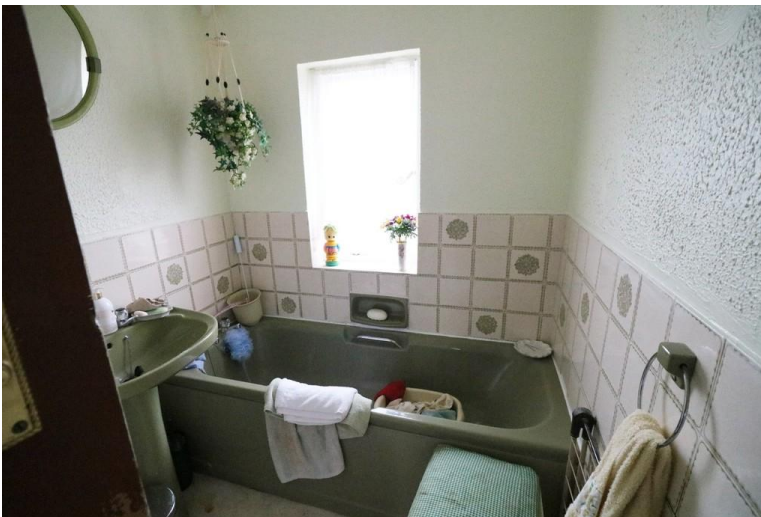


### **Entrance Hall**

With ceiling light point, stairs leading to the first floor accommodation with under-stairs storage cupboard, wall mounted electric heater and doors leading off to

### **Reception Room One to Front**

13' 6" x 10' 0" (4.11m x 3.05m) With double glazed bay window to front elevation, wall mounted gas fire and ceiling light point



### **Reception Room Two to Rear**

12' 6" x 10' 0" (3.81m x 3.05m) With ceiling light point and window and door to rear garden

### **Kitchen to Rear**

7' 3" x 5' 4" (2.21m x 1.63m) With wall and base units, work surfaces incorporating sink and drainer unit, space and point for gas cooker, space and plumbing for washing machine, tiling to splashback areas, ceiling light point, window to side and window and door to rear garden



### **Landing**

With access to loft space, ceiling light point, window to side elevation and doors leading off to

### Bedroom One to Front

10' 4" plus bay x 10' 0" (3.15m x 3.05m) With double glazed bay window to front elevation and ceiling light point

### Bedroom Two to Rear

13' 1" x 8' 10" (3.99m x 2.69m) With window to rear elevation, wall mounted electric heater and ceiling light point

### Bedroom Three to Front

6' 5" x 5' 5" (1.96m x 1.65m) With double glazed window to front elevation and ceiling light point

### Bathroom to Rear

Being fitted with a coloured suite comprising panelled bath, pedestal wash hand basin and low flush WC, obscure window to rear elevation, tiling to splashback areas and ceiling light point

### Rear Garden

Being mainly laid to lawn with fencing to boundaries

### Tenure

We are advised by the vendor that the property is leasehold with approximate 18 years remaining on the lease, 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

