



smarthomes

Dovedale Avenue

Shirley, Solihull, B90 2AP

- A Two/Three Bedroom Semi Detached Bungalow
- Lounge & Dining Room/Bedroom Three
- Breakfast Kitchen
- No Upward Chain, Garage In Separate Block & South Facing Rear Garden

Offers In Region Of

£320,000

EPC Rating '50'





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 in a quiet cul-de-sac location with lawned fore garden and paved driveway providing off road parking extending to a block paved pathway which leads to glazed entrance door through to

Enclosed Porch

With obscure glazed door leading through to

Entrance Hallway

With dado rail, two ceiling light points, coving to ceiling, radiator, cupboard housing Worcester Bosch combination boiler, further useful cupboard and doors leading off to



Lounge to Rear

15' 8" x 14' 5" (4.8m x 4.4m) With double glazed sliding patio doors to rear garden, coving to ceiling, ceiling light point with decorative ceiling rose, radiator, wooden fire surround with tiled hearth and bespoke bookcase unit

Breakfast Kitchen

12' 5" x 10' 5" (3.8m x 3.2m) Being fitted with a range of wall, drawer and base units, roll top laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for electric cooker with extractor over, space for fridge, useful pantry, under-cupboard lighting, UPVC double glazed window to side passage, obscure glazed door leading to the side, coving to ceiling, two ceiling light points and radiator



Bedroom One to Front

14' 1" x 12' 5" (4.3m x 3.8m) With UPVC double glazed window to front elevation, radiator, coving to ceiling, ceiling light point with decorative ceiling rose, a range of fitted wardrobes with corner display unit, fitted drawers and fitted headboard

Bedroom Two to Rear

10' 5" up to wardrobes x 9' 10" (3.2m x 3.0m) With UPVC double glazed window to rear elevation, radiator, coving to ceiling, a range of built-in wardrobes with matching bedside tables and ceiling light point with decorative ceiling rose



Bedroom Three/Dining Room to Front

10' 2" x 8' 10" (3.1m x 2.7m) Currently being used as a dining room with UPVC double glazed window to front elevation, radiator, coving to ceiling, ceiling light point with decorative ceiling rose and useful storage cupboard



Shower Room

8' 2" x 5' 6" (2.5m x 1.7m) Having a spacious shower cubicle with sliding doors and thermostatic shower, vanity wash hand basin, shaver socket, tiling to splashback areas, UPVC obscure double glazed window to side elevation, radiator, coving to ceiling and ceiling light point

Separate WC

With low flush WC, obscure double glazed window to side elevation, laminate flooring, ceiling light point and coving to ceiling

Side Passage

26' 6" x 3' 11" (8.1m x 1.2m) With obscure glazed wooden door to driveway, glazed roof, exterior tap, door to garden and useful brick built outhouse/storage

Private South Facing Rear Garden

With paved patio, lawned area, greenhouse, timber shed and a variety of mature shrubs and bushes.

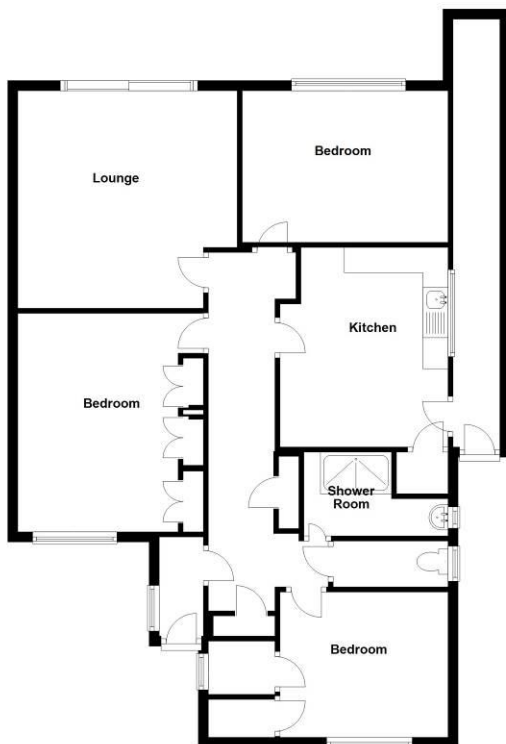
The property also benefits from a garage in separate block.

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



Ground Floor
Approx. 105.3 sq. metres (1133.9 sq. feet)



Total area: approx. 105.3 sq. metres (1133.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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