



smarthomes

## Kingshurst Road

Shirley, Solihull, B90 2QP

- A Well Appointed & Extended Semi Detached Family Home
- Three Double Bedrooms
- Good Size Lounge, Dining Room & Impressive Living Dining Kitchen
- Ground Floor Shower Room & First Floor Family Bathroom With Separate WC

**£364,950**

EPC Rating 'TBC'





## 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 providing off road parking extending to composite door leading through to

### **Spacious Reception Hall**

With ceiling light point, radiator, stairs leading to the first floor accommodation with bespoke under-stairs storage units and storage cupboard and doors leading off to

### **Extended & Re-Fitted Living Dining Kitchen to Front**

21' 8" x 11' 5" (6.6m x 3.48m) Being re-fitted with a modern range of high gloss, handle-less wall, drawer and base units incorporating pan drawers and feature glazed cabinets, deep Corian work surfaces with inset sink and mixer tap, feature splashbacks, four ring De Dietrich induction hob, inset eye-level double oven and grill, integrated fridge freezer, inset wine cooler, two double glazed windows to front elevation, spot lights to ceiling, extractor, radiator, laminate flooring and door leading into



### **Utility**

With wall and base units, work surface, space and plumbing for washing machine and tumble dryer, light tunnel, radiator and door leading into



### **Ground Floor Shower Room**

Being fitted with a three piece white suite comprising walk-in shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, complementary tiling to water prone areas, spot lights to ceiling, light tunnel and heated towel rail

### **Dining Room to Rear**

10' 8" x 13' 2" (3.25m x 4.01m) With double glazed folding doors to rear garden, ceiling light point, feature radiator, wood effect flooring and opening to



### **Lounge to Rear**

18' 10" x 11' 11" (5.74m x 3.63m) With double glazed window and double glazed sliding patio door to rear, wall lighting, ceiling light point, radiator and contemporary inset electric fire

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

#### **Landing**

With access to loft space via drop down ladder, ceiling light point and doors radiating off to



#### **Bedroom One to Rear**

12' 0" x 10' 4" (3.66m x 3.15m) With double glazed window to rear elevation, ceiling light point and radiator

#### **Bedroom Two to Rear**

11' 11" x 8' 4" (3.63m x 2.54m) With double glazed window to rear elevation, ceiling light point and radiator

#### **Bedroom Three to Front**

10' 9" x 9' 11" (3.28m x 3.02m) With double glazed window to front elevation, ceiling light point and radiator



#### **Re-Fitted Family Bathroom to Front**

Being re-fitted with a vanity wash hand basin and panelled bath with thermostatic raincloud shower, further handheld attachment and glazed screen, complementary tiling to walls and floor, feature ladder style radiator, obscure double glazed window to front and spot lights to ceiling

#### **Separate WC**

With low flush WC, obscure double glazed window to side and ceiling light point

#### **Rear Garden**

Being mainly laid with paved patio, decked patio to rear, fencing to boundaries and shrub borders

#### **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.