



smarthomes

## Webster Avenue

Shirley, Solihull, B90 4FD

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Breakfast Kitchen
- Contemporary Family Bathroom
- Off Road Parking to Side
- 8 Years Remaining on NHBC Guarantee

**£357,500**

EPC Rating - 84

Current Council Tax Band - D







## 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 with off road parking for two vehicles to side and paved pathway extending to canopy porch with exterior lighting and double glazed composite front door leading through to

#### **Entrance Hallway**

With ceiling light point, radiator, Amtico flooring, alarm panel, stairs leading to the first floor accommodation and door through to

#### **Lounge to Front**

13' 5" x 12' 1" (4.1m x 3.7m) With double glazed window to front elevation, radiator, ceiling light point and door leading through to



#### **Inner Lobby**

With Amtico flooring, ceiling light point, useful storage cupboard and doors leading off to

#### **Guest WC**

With low flush WC, pedestal wash hand basin, tiling to splashback areas, ceiling light point, extractor, radiator and Amtico flooring



#### **Breakfast Kitchen to Rear**

15' 1" x 9' 6" (4.6m x 2.9m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor over, inset electric oven, integrated Zanussi washing machine, Zanussi dishwasher and fridge freezer, cupboard housing Ideal boiler, radiator, ceiling light points, Amtico flooring, double glazed window to rear and double glazed French doors leading out to the rear garden

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

#### **Landing**

With ceiling light point, loft access, useful storage cupboard and doors leading off to

#### **Bedroom One to Front**

13' 5" x 8' 10" (4.1m x 2.7m) With two double glazed windows to front elevation, radiator, ceiling light point, power points with USB ports and built-in wardrobes with mirrored sliding doors





### Bedroom Two to Rear

10' 5" x 9' 2" (3.2m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobes with mirrored sliding doors

### Bedroom Three to Rear

10' 5" x 5' 6" (3.2m x 1.7m) With double glazed window to rear elevation, radiator and ceiling light point

### Family Bathroom

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, Amtico flooring, ladder style radiator, extractor and spot lights to ceiling

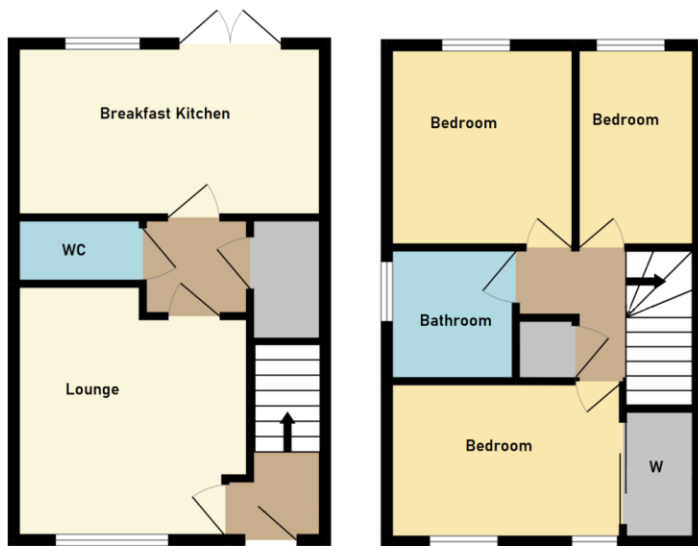


### Rear Garden

Being mainly laid to lawn with paved patio, gated side access to off road parking, timber potting shed, outside tap and fencing to boundaries

**Tenure** We are advised by the vendor that the property is freehold with a service charge of £200 per annum, 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. Current council tax band – D.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		87
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.