



smarthomes



- An Extremely Well Presented Family Home
- Three/Four Bedrooms
- Re-Fitted Open Plan Kitchen/Diner
- Re-Fitted Family Bathroom

Falstaff Road, Shirley, Solihull, B90 2AG

£440,000

An extremely well presented & extended three/four bedroom semi-detached family home situated in a most sought after location and offering accommodation comprising lounge, re-fitted open plan family kitchen/diner, utility room, versatile ground floor bedroom four/family room with modern en-suite shower room, three further first floor bedrooms, re-fitted family bathroom, South/Westerly facing rear garden, side garage store and driveway parking.

Council Tax Band – D. EPC Rating – 58.



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 sits back from the road behind a block paved driveway extending to a storm porch with a composite front door leading through to

Entrance Hall

With stairs leading to the first floor accommodation with under stairs storage cupboard, cloaks cupboard, wood effect flooring, wall mounted radiator, ceiling light point, coved cornice and door off to



Lounge to Front

11' 9" x 11' 5" (3.58m x 3.48m) With ceiling cornice, UPVC double glazed window to front elevation, ceiling light point, wood effect flooring and wall mounted radiator

Ground Floor Bedroom Four/Family Room

15' 5" x 11' 8" (4.7m x 3.56m) With ceiling down lights, UPVC double glazed window and French doors to patio, wood effect flooring, useful store cupboard and door to



Modern En-Suite Shower Room

Being fitted with a modern white suite comprising low level W.C, wash hand basin and shower cubicle with thermostatic shower. Ceramic tiling to water prone areas, wood effect flooring, obscure UPVC double glazed window to side elevation and ceiling down lights

Re-Fitted Open Plan Family Kitchen/Diner

26' 4" x 14' 1" (8.03m x 4.29m) Being re-fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over. Eye level double oven and grill, integrated dishwasher, breakfast bar, wood effect flooring, tiling to splash prone areas, two radiators and ceiling spot lights. Two Velux roof windows, UPVC double glazed French doors with matching side windows leading to rear garden, further UPVC double glazed window to rear, door leading to garage and further door leading to

Utility Room

8' 9" x 7' 2" (2.67m x 2.18m) Being fitted with a range of wall and base units with a work surface over incorporating a sink with mixer tap, Velux skylight window, UPVC double glazed door to side, tiling to splash prone areas, space and plumbing for washing machine and tumble dryer, wood effect flooring, feature vertical radiator, ceiling spot lights and door through to

Accommodation on the First Floor

Landing

With an obscure double glazed window to side elevation, ceiling light point and doors off to

Bedroom One to Front

14' 2" x 11' 6" (4.32m x 3.51m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and wardrobes

Bedroom Two to Rear

11' 8" x 10' 9" (3.56m x 3.28m) With UPVC double glazed window to rear elevation, ceiling light point, loft access and wall mounted radiator

Bedroom Three to Front

8' 1" x 7' 2" (2.46m x 2.18m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a feature freestanding bath with shower attachment, separate shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and two obscure double glazed windows to the rear elevation

South/Westerly Facing Rear Garden

Being mainly laid to lawn with an Indian stone patio area, Cotswold stone borders, timber framed shed, exterior lighting, mature shrubs and bushes and panelled fencing to boundaries

Side Garage Store

11' 3" x 6' 7" (3.43m x 2.01m) With light and power points, double doors to property frontage and courtesy door to kitchen

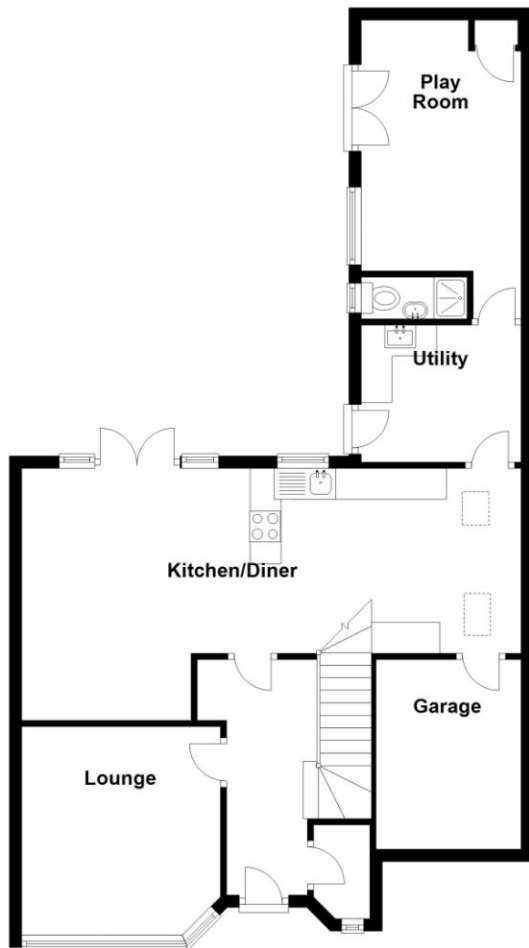
Tenure

We are advised by the vendor that the property is leasehold with approx. 906 years remaining on the lease and a peppercorn ground rent of approx. £3.87 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 Nigel Hodges. Current council tax band – D



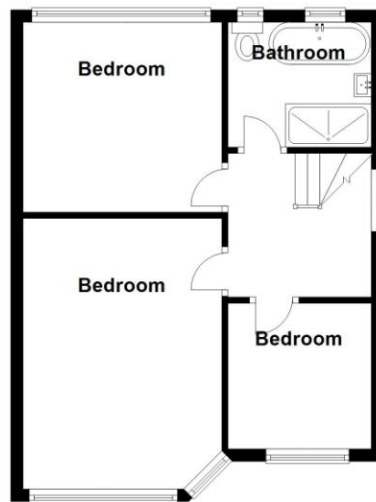
Ground Floor

Approx. 75.1 sq. metres (808.7 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 116.1 sq. metres (1249.2 sq. feet)



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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 are 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.