



smarthomes

Lawnswood Avenue

Shirley, Solihull, B90 3QU

- A Spacious Semi-Detached Property
- Three Good Size Bedrooms
- Spacious Through Lounge/Diner
- No Upward Chain

£425,000

EPC Rating - 71

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 behind a crazy paved driveway providing off road parking extending to UPVC double glazed door leading into



Enclosed Porch

With UPVC double glazed windows to property frontage, ceiling light point and further obscure glazed door leading to

Entrance Hallway

With parquet flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, additional cloaks cupboard and doors leading off to

Spacious Through Lounge/Diner

28' 2" x 11' 5" (8.59m x 3.48m) With UPVC double glazed bay window to front elevation, UPVC double glazed French doors to rear garden, parquet flooring, two wall mounted radiators, wall lighting and open fireplace with gas fire and quarry tiled hearth



Kitchen to Rear

8' 10" x 7' 10" (2.69m x 2.39m) Being fitted with a range of base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding gas cooker, walk in pantry, tiling to splash back areas, ceiling light point, a UPVC double glazed window to the rear aspect and door to

Utility Room

11' 11" x 10' 10" max (3.63m x 3.3m max) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, obscure UPVC double glazed window to side, tiling to splash back area and floor, wall light points, boiler cupboard, courtesy doors to garage and rear garden and door to



Guest W.C

With a low flush W C and obscure double glazed window to rear

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Rear

13' 1" x 11' 6" (3.99m x 3.51m) With double glazed window to rear elevation, radiator, triple fitted wardrobes and ceiling light point

Bedroom Two to Front

14' 1" x 12' (4.29m x 3.66m) With double glazed bay window to front elevation, radiator, double fitted wardrobe and ceiling light point

Bedroom Three to Front

8' 1" x 7' 11" (2.46m x 2.41m) With double glazed window to front elevation, radiator and ceiling light point





Shower Room to Rear

Being fitted with a modern white suite comprising of a large walk in shower and a pedestal wash hand basin. Radiator, tiling to splash prone areas, tile effect flooring, airing cupboard, ceiling light point and an obscure UPVC double glazed window to the rear elevation

Separate W.C

With a low flush W.C, obscure double glazed window to side, tile effect flooring and ceiling light point

Delightful Private Rear Garden

Being mainly laid to lawn with paved patio areas, block paved pathway, panelled fencing to boundaries, planted shrub borders, timber storage shed, cold water tap and courtesy access to side



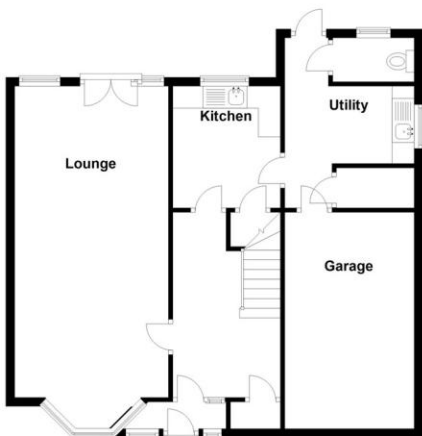
Garage

17' 5" x 8' 3" (5.31m x 2.51m) Located at the side of the property with side hung doors for vehicular access, ceiling sensor light, double glazed window to side and courtesy door to utility room

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. Current council tax band - D

Ground Floor
Approx. 71.8 sq. metres (772.3 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 114.4 sq. metres (1231.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	71	
(39-54) E		
(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. 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.