



smarthomes

## Bardon Drive

Shirley, Solihull, B90 3DA

- A Beautifully Presented & Extended Semi Detached Bungalow
- Three Bedrooms
- Extended Kitchen
- Conservatory

**£380,000**

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 block edged tarmac driveway providing off road parking extending to double glazed door leading into

#### **Enclosed Porch**

With double glazed windows, wood effect flooring, lighting and double glazed door leading through to

#### **Entrance Hallway**

With ceiling light point and doors leading off to

#### **Utility Room**

7' 5" x 5' 9" (2.26m x 1.75m) With a range of fitted wall and base units, marble effect work surface, space and plumbing for washing machine and tumble dryer, LED down lighters, tile effect flooring, wall mounted alarm control panel and door leading through to



#### **Bedroom Three/Home Office to Front**

8' 5" x 7' 3" (2.57m x 2.21m) With double glazed window to front elevation, radiator, ceiling light point and built in storage

#### **Lounge to Front**

11' 1" x 19' 4" (3.38m x 5.89m) With double glazed bow window to front elevation, two radiators, two ceiling light points, wall lighting, coving to ceiling and door to inner lobby



#### **Extended Kitchen**

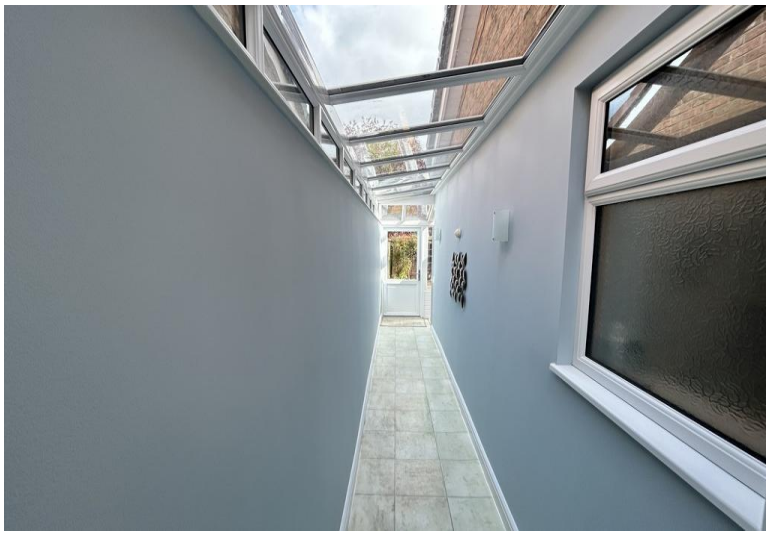
12' 4" x 9' 2" (3.76m x 2.79m) Being fitted with a range of wall and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, Perspex to splashback areas, Neff four ring gas hob with extractor canopy over, inset eye-level Neff oven and grill, plumbing for dishwasher, space for fridge freezer, contemporary vertical radiator, ceiling light point, tiled flooring, wall mounted Worcester boiler, obscure double glazed windows to side, double glazed self-cleaning roof to side and double glazed door to enclosed side passage having double glazed roof lights, wall lighting, double glazed door and window to rear garden and double glazed door leading to conservatory



#### **Inner Hallway**

With ceiling light point, access to boarded loft space with lighting and pull down ladder and doors leading off to





### Bedroom One to Rear

19' 4" x 9' 9" (5.89m x 2.97m) With double glazed window to rear elevation, radiator, wall lighting and ceiling light point

### Bedroom Two to Rear

9' 8" x 11' 11" (2.95m x 3.63m) With radiator, coving to ceiling, ceiling light point and double glazed doors leading through to

### Conservatory

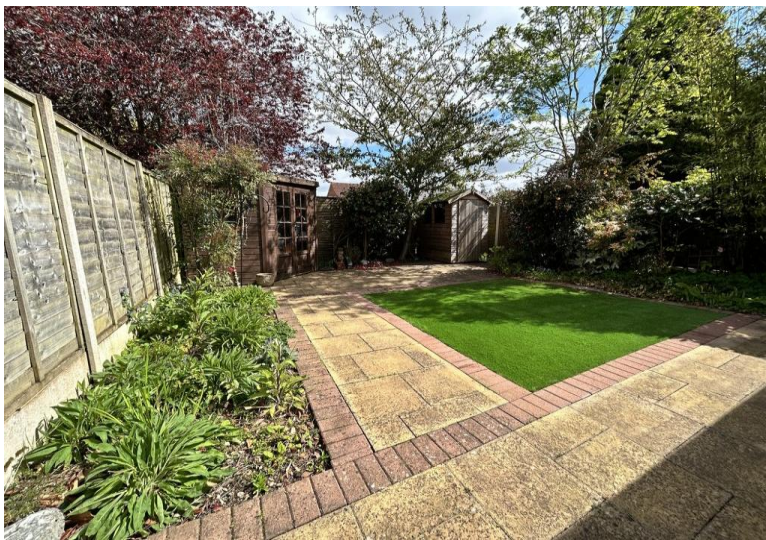
16' 9" x 6' 9" (5.11m x 2.06m) With double glazed windows, polycarbonate roof and wood effect flooring

### Family Bathroom

Being fitted with a three piece white suite comprising; panelled bath with Hansgrohe shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window, radiator and ceiling light point

### Landscaped Rear Garden

Having a block edged paved patio and walkways with artificial lawned area, cold water tap, two hard-standings for shed or Summer house, fencing to boundaries and planted borders with a variety of mature shrubs and bushes



Ground Floor



Total area: approx. 94.9 sq. metres (1021.6 sq. feet)

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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.