



smarthomes

Shakespeare Drive

Shirley, Solihull, B90 2AN

- A Well Presented Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- No Upward Chain

£575,000

EPC Rating TBC

Current Council Tax Band – E





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, Sainsbury's, 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 paved driveway providing off road parking extending to

Enclosed Porch

With marble tiled floor, ceiling light and double glazed door leading into



Entrance Hallway

With ceiling light point, central heating radiator, stairs leading to the first floor accommodation and doors leading off to

Lounge

14' 2" x 12' 9" (4.32m x 3.89m) With ceiling light point, stripped timber oak flooring, stone fire surround, central heating radiator and wall mounted alarm sensor and doors opening through to

Large Conservatory

13' 5" x 11' 9" (4.09m x 3.58m) With oak flooring, ceiling light point, double glazed windows, polycarbonate roof and double glazed French doors leading out to the rear garden

Dining Room to Front

11' 4" x 12' 2" (3.45m x 3.71m) With ceiling light point, central heating radiator, oak flooring, oak fire surround with inset coal effect gas fire, double glazed leaded window to front and feature leaded windows to side



Re-Fitted Kitchen to Rear

10' 4" x 12' 7" (3.15m x 3.84m) Being fitted with a range of light oak base units and matching wall units with granite work surfaces and complementary upstands, sink and drainer unit with mixer tap, integrated dishwasher, under counter fridge, integrated double oven and ceramic hob set below combination light and extractor, central heating radiator, ceiling lights, Amtico flooring, double glazed window to rear and door leading to

Side Area

With double glazed door leading to front, ceiling strip light, ceramic tiling to floor and door leading to



Utility

11' 6" x 6' 3" (3.51m x 1.91m) Fitted with a single sink unit with mixer tap, space and plumbing for washing machine, wall mounted Worcester central heating boiler, tiling to splash back areas, ceiling strip light, double glazed window to rear and door to side

Guest WC

With low flush WC, corner wash hand basin, central heating radiator, obscure window to side and ceiling light point

Accommodation On The First Floor

Landing

With superb feature leaded window to side, access to boarded loft space with ladder, ceiling light point and doors leading off to



Bedroom One to Front

12' 2" x 11' 5" (3.71m x 3.48m) With double glazed window to front elevation, central heating radiator, hard wiring for wall mounted television, ceiling light point, range of fitted wardrobes with hanging rails and door leading to

En-Suite Shower Room

Being fitted with a four piece suite comprising of; fully tiled shower enclosure, low flush WC, pedestal wash hand basin and bidet, complementary tiling to walls, obscure double glazed window to side, inset down lighters and ladder style radiator



Bedroom Two to Front

12' 5" x 11' 3" (into wardrobe) (3.78m x 3.43m) With double glazed window to front elevation, fitted wardrobes, central heating radiator and ceiling light point

Bedroom Three to Rear

11' 7" x 6' 3" (min) (3.53m x 1.91m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Four to Rear

7' 8" x 10' 5" (2.34m x 3.18m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Family Bathroom to Rear

7' 6" x 9' 9" (2.29m x 2.97m) Being fitted with a four piece suite comprising; corner bath incorporating seat, fully tiled shower enclosure with glazed door, low flush WC and pedestal wash hand basin, tiling to walls, obscure double glazed window to rear, stripped timber effect flooring, chrome heated towel rail, ceiling strip light, ceiling downlighters and central heating radiator



Well Maintained Rear Garden

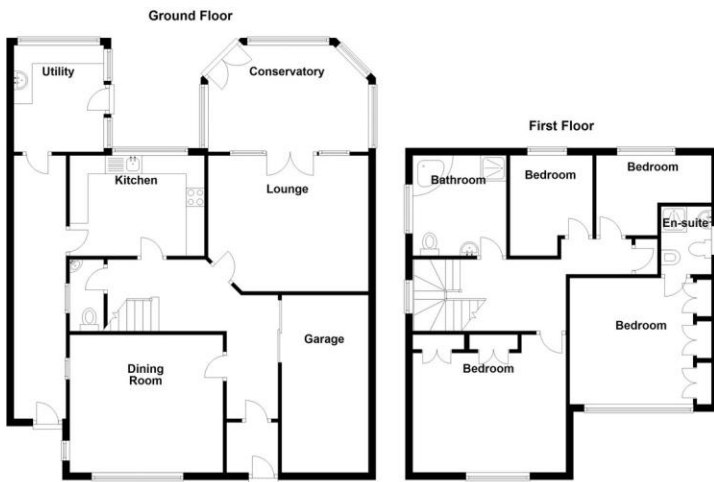
Being mainly laid to lawn with paved patio and a variety of shrubby borders, cold water tap, external lighting, access to side, free-standing for green house and pathway extending to timber built potting shed

Garage

With frosted window to side elevation, electrical trip switch fuse board, gas meter and double opening timber doors to front, ceiling strip light and double power point.

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 - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(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.