



smarthomes

Acheson Road

Shirley, Solihull, B90 2JB

- A Traditional Three Bedroom Semi Detached Property
- Enlarged Kitchen
- Landscaped South Westerly Facing Rear Garden With Workshop
- Approved Planning Permission For Loft Conversion - PL/2022/01732/CLOPUD

Offers Over £290,000

EPC Rating 52

Council Tax Band C





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 door to side passage and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring and feature door leading through to

Entrance Hallway

With ceiling light point, radiator, tiled flooring, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to



Through Lounge Diner

26' 11" x 9' 11" (8.2m x 3.02m) With double glazed bay window to front elevation, double glazed patio doors leading out to the rear garden, two radiators, wood effect flooring and polished stone fire surround with gas fire

Enlarged Kitchen to Rear

12' 11" x 5' 6" (3.94m x 1.68m) Being fitted with a range of wall, drawer and base units with complementary marble effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for dishwasher, tiled flooring, sliding door to useful cupboard and double glazed window to rear



Side Passage

With double glazed door to rear garden and door to front

Accommodation on the First Floor

Landing

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



Bedroom One to Rear

13' 8" x 9' 11" (4.17m x 3.02m) With double glazed window to rear elevation, radiator, ceiling light point and fitted mirrored wardrobes

Bedroom Two to Front

12' 11" x 10' 0" (3.94m x 3.05m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point

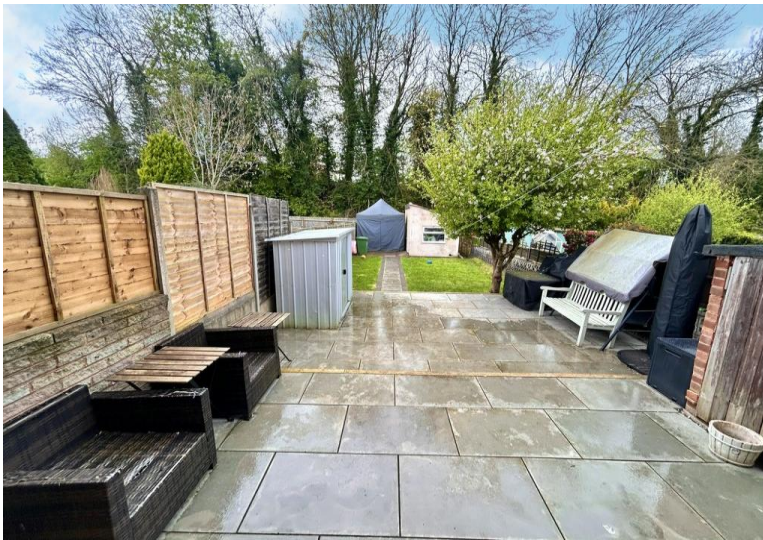


Bedroom Three to Front

7' 5" x 5' 7" (2.26m x 1.7m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with Triton electric shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear and access to loft space



Landscaped South Westerly Facing Rear Garden

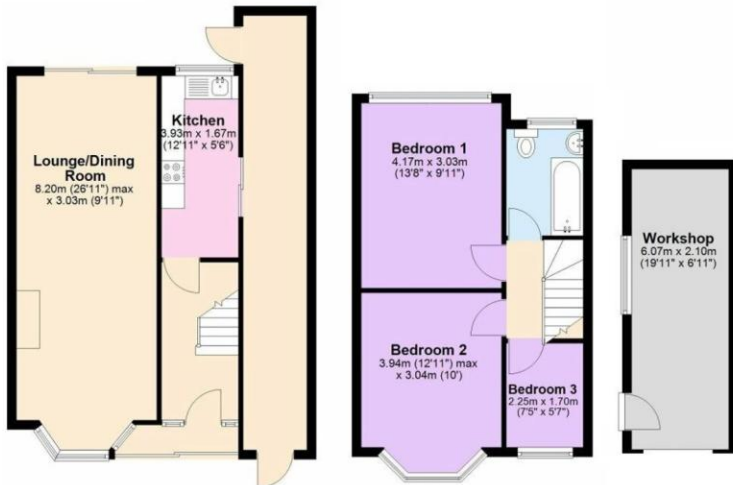
Having a large paved patio, lawned area with paved pathway, hard-standing to rear, brick built storage, fencing to boundaries and access to workshop

Workshop to Rear

19' 11" x 6' 11" (6.07m x 2.11m) Being brick built with power

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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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.