



smarthomes

Jacey Road

Shirley, Solihull, B90 3LJ

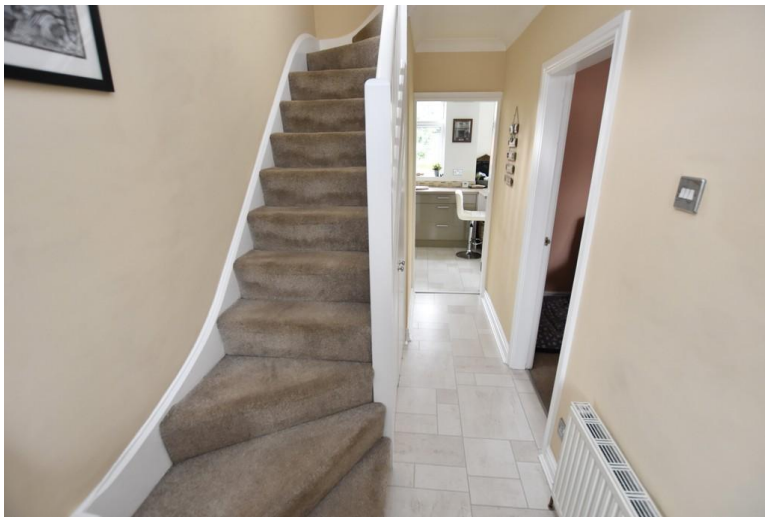
- A Well Presented Semi Detached Family Home
- Four Bedrooms
- Lounge
- Re-Fitted Breakfast Kitchen

£440,000

EPC Rating TBC

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 paved driveway providing off road parking extending to garage. Access is gained via an open porch with composite front door leading into

Entrance Hallway

With ceiling light point, coving to ceiling, smoke alarm detector, central heating radiator, laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Lounge to Front

16' 8" x 9' 5" (5.08m x 2.87m) With double glazed bay window to front elevation, vertical central heating radiator, ceiling light point and open fireplace



Re-Fitted Breakfast Kitchen to Rear

7' 6" x 18' 0" (2.29m x 5.49m) Being fitted with a range of high gloss wall and base units with complementary work surfaces and tiled upstands, sink and drainer unit with mixer tap, integrated double oven and electric hob with tiled splash back and stainless steel extractor fan, integrated fridge and freezer, integrated dishwasher, space for washer dryer, breakfast bar area, vertical central heating radiator, spot lights to ceiling, laminate flooring, double glazed window to rear and double glazed patio doors leading out to the rear garden and door leading through to



Guest WC

3' 9" x 1' 9" (1.14m x 0.53m) With low flush WC, vanity wash hand basin set into vanity unit with cupboards beneath, obscure double glazed window, laminate flooring, ladder style central heating radiator and ceiling light point

Accommodation On The First Floor

Landing

With doors leading off to

Master Bedroom to Front

11' 7" x 7' 6" (3.53m x 2.29m) With double glazed bay window to front elevation, central heating radiator, fitted sliding mirror fronted wardrobes and ceiling light point

Bedroom Two to Front

7' 6" x 5' 0" (2.29m x 1.52m) With double glazed window to front elevation, central heating radiator, built-in wooden sliding wardrobe and ceiling light point

Bedroom Three to Rear

9' 0" x 8' 3" (2.74m x 2.51m) With double glazed window to rear elevation, central heating radiator, fitted sliding wardrobe and ceiling light point





Family Bathroom to Side

10' 6" x 8' 5" (max) (3.2m x 2.57m) Being fitted with a four piece white suite comprising; corner panelled bath with stainless steel taps, low flush WC and vanity wash hand basin with storage beneath, shower enclosure with shower over, tiled flooring and tiling to all walls, obscure double glazed window to side, vertical central heating radiator, spot lights to ceiling and extractor fan

Accommodation On The Second Floor

Bedroom Four

14' 9" x 7' 6" (min) (4.5m x 2.29m) L shaped, with three ceiling light points, ceiling smoke alarm, double glazed window to rear and side elevations, central heating radiator and Velux window to front elevation

Rear Garden

Being mainly laid to lawn with decking, fencing to boundaries and a variety of mature shrubs and bushes

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

