



smarthomes

Cheshire Avenue

Shirley, Solihull, B90 2LJ

- Traditional Style Extended Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen

£310,000

EPC Rating 66

Current 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 paved driveway providing off road parking extending to door leading into



Enclosed Porch

With double glazed windows, tiled flooring and original stained glass door with windows to the side leading through to

Entrance Hallway

With ceiling light point, central heating radiator, timber effect laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and further door leading off to

Dining Room to Front

12' 3" (into bay) x 11' 2" (3.73m x 3.4m) With double glazed bay window to the front, timber effect laminate flooring, ceiling light point, two wall lights, two built-in storage cupboards, central heating radiator and double opening doors leading into



Extended Lounge to Rear

18' 0" x 11' 0" (5.49m x 3.35m) With timber effect laminate flooring, brick built open fireplace with tiled hearth and mantel, two central heating radiators, two ceiling light points and sliding double glazed doors leading to the rear garden.

Extended Kitchen to Rear

14' 7" x 6' 2" (4.44m x 1.88m) Being fitted with a range of wall and base units with complementary work surfaces over incorporating a sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker with extractor over, space for washing machine, central heating radiator, two ceiling light points, obscure double glazed window to side and double glazed door leading out to the rear garden



Accommodation On The First Floor

Landing

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

Bedroom One to Front

12' 11" (into bay) x 10' 0" (3.94m x 3.05m) With double glazed bay window to front elevation, two double louvred door wardrobes with storage above, central heating radiator and ceiling light point

Bedroom Two to Rear

10' 7" x 10' 0" (3.23m x 3.05m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three to Front

7' 6" x 7' 8" (2.29m x 2.34m) With double glazed window to front elevation, central heating radiator and ceiling light point





Family Bathroom to Rear

6' 11" x 6' 5" (2.11m x 1.96m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC and vanity wash hand basin with storage below, separate shower enclosure with electric shower over and sliding glazed screen, extractor, tiling to water prone areas, stone effect flooring, obscure double glazed window to rear, heated chrome towel rail and ceiling light.

Rear Garden

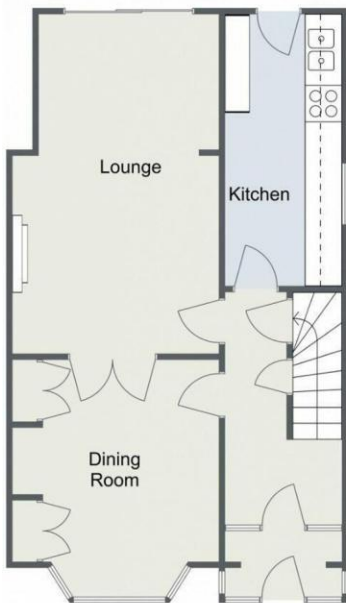
Having a large paved patio area with steps leading down to lawn, fencing to boundaries with a variety of mature plants and shrubs, outside tap and gate giving access to a shared right of way



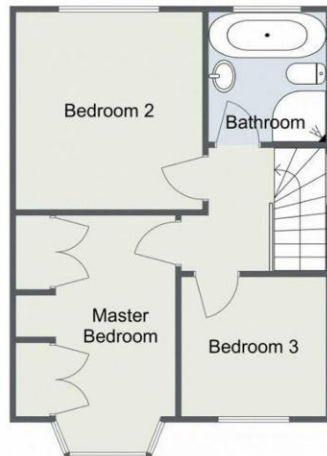
Tenure

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

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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.