



smarthomes

Shakespeare Drive

Shirley, Solihull, B90 2AR

- Well Presented Dormer Bungalow
- Three Double Bedrooms
- Conservatory
- No Upward Chain

Offers Over £460,000

EPC Rating - 41

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, 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 garage. Access is gained via a double glazed door with diamond leaded inserts and further obscure double glazed door with diamond leaded inserts leading through to the utility area and access to the garage.



Entrance Hallway

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

Enclosed Porch

With tiling to floor, wall lighting and further double glazed door with feature leaded coloured glass double glazed insert leading through to

Entrance Hallway

With dado rail, two ceiling light points with decorative rose, two central heating radiators, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

"L Shaped Lounge Diner

Lounge

16' 4" x 11' 9" (5.0m x 3.6m) With double glazed sliding patio doors to the rear, corniced coving, ceiling light with decorative rose, dado rail, picture lights, central heating radiator, Living Flame gas fire with marble hearth, inlay and wooden surround, TV aerial point and electric power points

Dining Area

12' 1" x 8' 10" (3.7m x 2.7m) Having aluminium framed double glazed sliding patio doors through to the conservatory, dado rail, central heating radiator, ceiling light with decorative rose, corniced coving, wall lighting and electric power points.

Conservatory

13' 1" x 11' 5" (4.0m x 3.5m) With double glazed windows, ceiling down-lighters, electric power points, tiling to flooring and double glazed door leading out to the rear garden



Kitchen

11' 9" x 10' 9" (3.6m x 3.3m) Being fitted with a range of white wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splash-back areas, four ring gas hob with extractor over, eye level electric oven, space for a fridge freezer, plumbing for dishwasher, centralised island with storage, cupboard housing the GloWorm central heating boiler, central heating radiator, tiling to floor, ceiling light and single glazed obscure door with matching window leading through to



Utility Area

21' 7" (min) x 17' 0" (6.6m x 5.2m) With single glazed wooden door with matching window to either side leading to the rear garden, tiled flooring, range of wall, drawer and base units with a work surface over, various storage cupboards, two ceiling strip lights and door through to



Guest WC

With low flush WC, wash hand basin, half height tiling to walls, tiled flooring, ceiling light and sky light.

Garage

16' 4" x 8' 10" (5.0 m x 2.7m) With metal electric up-and-over door, electric consumer board, single glazed windows to side passage and tiling to flooring.



Bedroom One to Front

13' 9" x 11' 9" (4.2m x 3.6m) With double glazed window to front elevation with diamond leaded inserts, ceiling light with decorative rose, corniced coving, central heating radiator, electric power points, range of built-in wardrobes and built-in bedside cabinets.

Bedroom Two to Front

11' 9" x 12' 1" (into bay) (3.6m x 3.7m) With double glazed bay window to front elevation with diamond leaded inserts, central heating radiator, ornate corniced coving, ceiling light with decorative rose, built-in wardrobes, built-in vanity area and further built in wardrobes.

L Shaped Shower Room

9' 2" x 8' 10" (2.8m x 2.7m) Being fitted with a three piece suite comprising of; spacious shower enclosure with thermostatic shower, low flush WC and feature pedestal wash hand basin with complementary tiling to walls and floor, two obscure double glazed windows to utility area, central heating radiator, ornate corniced coving, ceiling light and built-in storage cupboard.

Accommodation On The First Floor

Landing

With ceiling light point, dado rail, useful storage cupboard and door through to

Spacious Third Bedroom

19' 4" x 16' 4" (5.9m x 5.0m) With double glazed window to rear elevation, two central heating radiators, wall lighting, eaves storage, built-in wardrobes, electric power points and built-in vanity area

Rear Garden

Being mainly laid to lawn with spacious terraced patio area, brick built storage areas, exterior lighting, centralised terraced patio area with wooden pergola over, variety of mature shrubs and bushes, pond and timber framed storage shed



Total area: approx. 190.8 sq. metres (2054.1 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 |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 72 |
| (55-68) | D | |
| (39-54) | E | 41 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |

316 Stratford Road
Shirley
Solihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 are 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.