



smarthomes

Newnham Rise

Shirley, Solihull, B90 3QT

- A Substantial Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Generous South Facing Rear Garden

Offers Over £540,000

EPC Rating 63

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 an extensive tarmac driveway providing ample off road parking and extending to double glazed door with side window leading through to



Enclosed Porch

With quarry tiled floor and double glazed door leading into

Entrance Hallway

With central heating radiator, ceiling light point, large double glazed window to front, stairs leading to the first floor accommodation and door leading off to

Lounge to Rear

15' 6" x 11' 9" (4.72m x 3.58m) With double aspect double glazed windows to side and patio doors to rear, feature fire surround with granite over mantel, central heating radiator and ceiling light point



Dining Room to Rear

14' 3" x 11' 9" (4.34m x 3.58m) With four wall light points, ceiling light point, central heating radiator and double glazed window to the rear

Breakfast Kitchen to Front

11' 9" x 11' 2" (3.58m x 3.4m) Being fitted with a range of wall and base units with complementary work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, free-standing electric cooker, plumbing for washing machine, ceiling strip light, tiled effect flooring, double glazed window to front and double glazed window to side elevation

Utility

5' 7" x 6' 5" (1.7m x 1.96m) With windows to side, obscure double glazed door to front, two brick built store cupboards, double glazed window to rear elevation and door leading out to rear garden



Re-Fitted Guest WC

With low flush WC, vanity wash hand basin, obscure double glazed window to side, complementary tiling to walls and ceiling light point

Accommodation On The First Floor

Landing

With ceiling light point, double glazed window to front, access to loft space and doors leading off to

Bedroom One to Rear

15' 9" x 11' 2" (into wardrobe) (4.8m x 3.4m) With double glazed window to rear and side elevation, fitted wardrobes and top boxes, dressing table, central heating radiator and ceiling light point

Bedroom Two

12' 2" x 11' 2" (3.71m x 3.4m) With double glazed window to rear and side elevation, central heating radiator and ceiling light point

Bedroom Three

11' 4" x 7' 7" (up to wardrobe) (3.45m x 2.31m) With double glazed window to front and side elevation, triple fitted wardrobes, central heating radiator and ceiling light point





Bedroom Four to Rear

6' 5" x 11' 11" (1.96m x 3.63m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Re-Fitted Shower Room

Being fitted with a three piece white suite comprising of; large fully tiled shower enclosure, combination vanity low flush WC and wash hand basin, complementary tiling to walls, central heating radiator, ceiling light and obscure double glazed window to front

South Facing Rear Garden

A substantial south facing rear garden offering superb potential for development, being mainly laid to lawn with paved patio area, mature shrubs borders and open access to front driveway



Detached Garage

17' 3" x 8' 7" (5.26m x 2.62m) With two ceiling strip lights and double opening garage doors to the front

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
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 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.