



smarthomes

## Solihull Road

Shirley, Solihull, B90 3HB

- A Well Presented Mid Terrace Family Home
- Three Bedrooms
- Re-Fitted Kitchen & Family Bathroom
- Garage & Off Road Parking To Rear
- Currently Within Tudor Grange Academy Catchment

**Offers Over £290,000**

EPC Rating 70

Current Council Tax Band D





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a lawned fore garden with paved pathway extending to double glazed composite front door leading through to

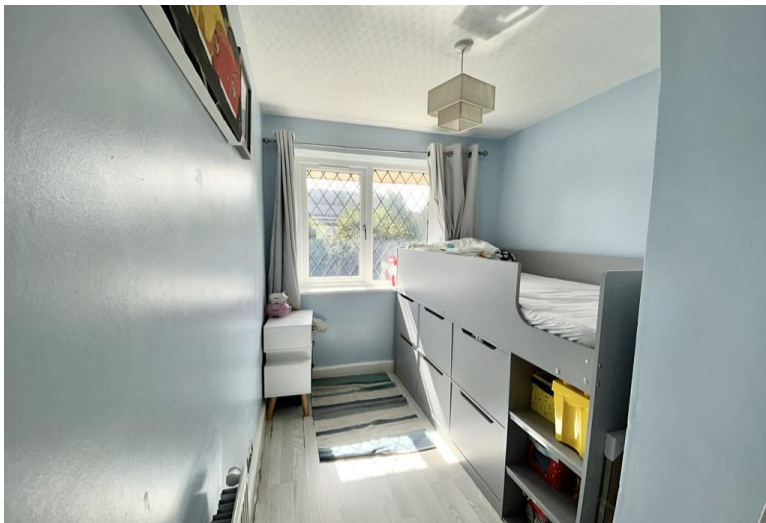


### **Entrance Hallway**

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and door leading through to

### **Spacious Dual Aspect Lounge Diner**

26' 4" x 14' 9" (8.03m x 4.52m) With double glazed windows to front and rear elevations, two radiators, two ceiling light points, wood flooring, decorative fire surround with marble hearth and door leading into



### **Re-Fitted Kitchen to Rear**

12' 2" x 7' 9" (3.71m x 2.36m) Being re-fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, four ring hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, ceiling light point, useful under-stairs storage cupboard, wood flooring, double glazed window to rear and double glazed door leading out to the rear garden



### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, access to loft space, built-in airing cupboard housing Worcester boiler and doors leading off to

#### **Bedroom One to Rear**

13' 10" x 11' 2" (4.22m x 3.4m) With double glazed window to rear elevation, wood effect flooring, radiator and ceiling light point



#### **Bedroom Two to Front**

12' 2" x 10' 1" (3.71m x 3.07m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point



### Bedroom Three to Front

10' 8" x 6' 8" (3.25m x 2.03m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

### Re-Fitted Family Bathroom to Rear

Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, additional shower attachment and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls, tiled flooring, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

### Rear Garden

Being mainly laid to lawn with paved patio, shrub borders providing screening, stepping stone pathway and access to garage

### Garage

Being brick built and having access from rear service road leading to off road parking space to front with up and over garage door

### 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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.