



smarthomes

Malcolm Road

Shirley, Solihull, B90 2AH

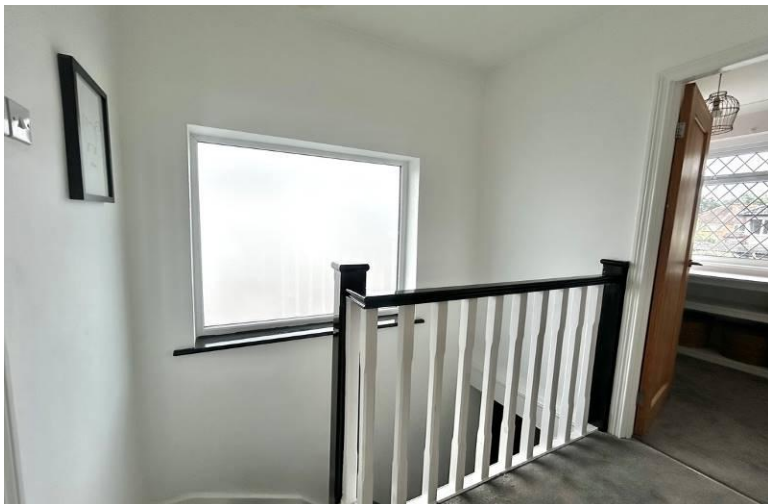
- An Extended Three Bedroom Semi Detached
- Open Plan Kitchen/Family Room/Orangery
- Re-Fitted Family Bathroom
- No Upward Chain

Offers Over £395,000

EPC Rating 64

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 Herringbone block paved driveway providing ample off road parking, retaining fencing, double opening garage doors, wall-mounted garage light and double glazed front door leading into

Feature Storm Porch

With period style leaded effect glazed front door leading through to

Entrance Hallway

With Karndean oak flooring, wall mounted alarm control panel, central heating radiator with thermostatic radiator valve, ceiling light point, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wall mounted Honeywell central heating timer and door leading into



Lounge to Front

16' 4" x 11' 1" (4.98m x 3.38m) With dog leg double glazed diamond leaded bay window to the front, feature coving to ceiling, decorative picture rail, central heating radiator, two wall light points, ceiling light point, further down-lighters, recessed freestanding log burner effect gas fire set on slate effect hearth.

Extended Kitchen/Family Room/Orangery to Rear

15' 9" x 17' 11" (4.8m x 5.46m) Being fitted with a range of base units and matching wall units with glazed fronted display cabinets, hardwood butchers block work surfaces, ceramic double sink with mixer tap, Metro tiling to water prone areas, four ring ceramic induction hob set below combination light and extractor over, double integrated oven, plumbing for washing machine, integrated dishwasher and inset downlighters. Opening to Orangery, with self-cleaning roof lantern, double glazed windows to sides and rear, double glazed French doors leading out to rear garden, inset downlighters and two central heating radiators



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' 9" x 10' 5" (3.89m x 3.18m) With double glazed bay window to front elevation, central heating radiator and ceiling light point

Bedroom Two to Rear

11' 5" x 10' 7" (3.48m x 3.23m) With double glazed window to rear elevation, central heating radiator and ceiling light point





Bedroom Three to Front

5' 10" x 7' 0" (1.78m x 2.13m) With double glazed window to front elevation, central heating radiator and ceiling light point

Superb Re-Fitted Family Bathroom to Side

Being fitted with a three piece white suite comprising; free-standing bath with glazed shower screen, thermostatic shower over with additional hand fitment and overhead Monsoon soaker, Metro tiling to water prone areas, low flush WC and contemporary floating wash hand basin with ceramic sink and mixer tap, obscure double glazed window to side, combination central heating radiator/towel rail and spot lights to ceiling



Rear Garden

Being mainly laid to lawn with feature decked patio area, timber built potting shed, access to garage and panelled fencing to boundaries

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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