



smarthomes

Mounfford Road

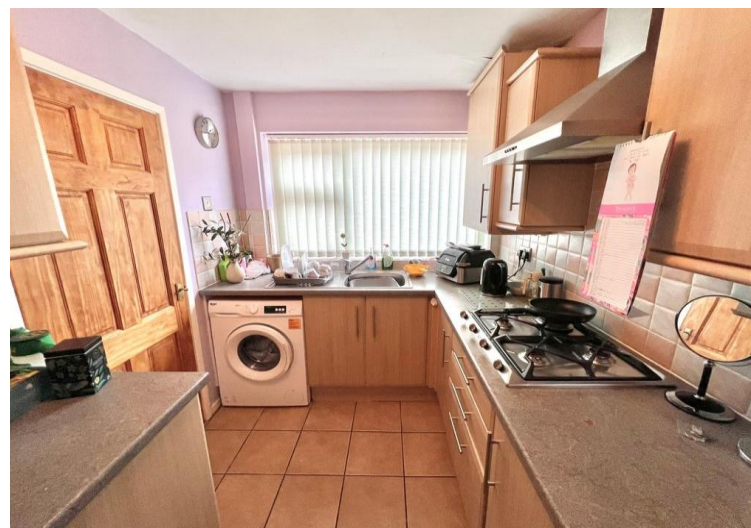
Shirley, Solihull, B90 1JA

- A Well Maintained Semi-Detached Property
- Three Good Size Bedrooms
- Spacious Lounge/Diner
- Private Rear Garden

£280,000

EPC Rating - 62

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 with a Cotswold stone and shrubbed area to side and a UPVC double glazed door leading into

Entrance Hallway

With laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Fitted Kitchen to Front

11' 9" x 7' 2" (3.6m x 2.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a Smeg 4 ring gas hob with extractor hood over. Smeg eye level double oven and grill, space and plumbing for washing machine, tiling to splash back areas and floor, ceiling light point, UPVC double glazed window to the front aspect and UPVC double glazed door to side



Spacious Lounge/Diner to Rear

18' 4" x 10' 9" (5.6m x 3.3m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear, wall mounted radiator, two ceiling light points, laminate flooring and an inset living flame gas fire with marble hearth

Landing

With ceiling light point, loft hatch and doors leading off to



Bedroom One to Rear

12' 1" x 9' 10" (3.7m x 3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

11' 1" x 7' 10" (3.4m x 2.4m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point



Family Bathroom to Front

9' 6" x 5' 6" (2.9m x 1.7m) Being fitted with a white suite comprising of a panelled bath with electric shower and glass shower screen, vanity wash hand basin and a low flush W.C. Radiator, airing cupboard, tiling to full height, ceiling light point and an obscure double glazed window to the front elevation

Private Rear Garden

Being mainly laid to lawn with paved and block paved patio areas, panelled fencing to boundaries, gate side access, pergola with timber framed storage and external lighting



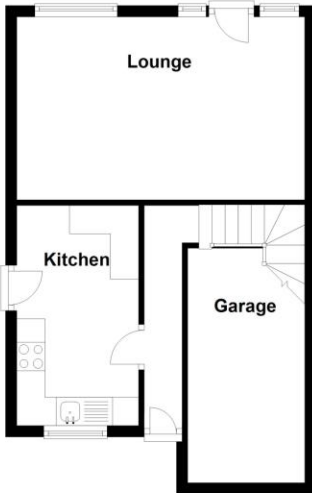
Integral Garage

15' 8" x 7' 6" (4.8m x 2.3m) With an up and over door for vehicular access and ceiling light point

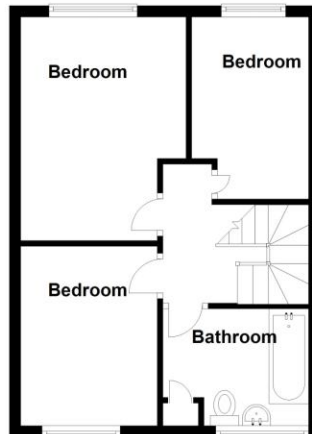
Tenure

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 Nigel Hodges. Current council tax band - C

Ground Floor
Approx. 38.9 sq. metres (418.8 sq. feet)



First Floor
Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 75.7 sq. metres (815.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(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.