



smarthomes

## Finmere Way

Shirley, Solihull, B90 3SS

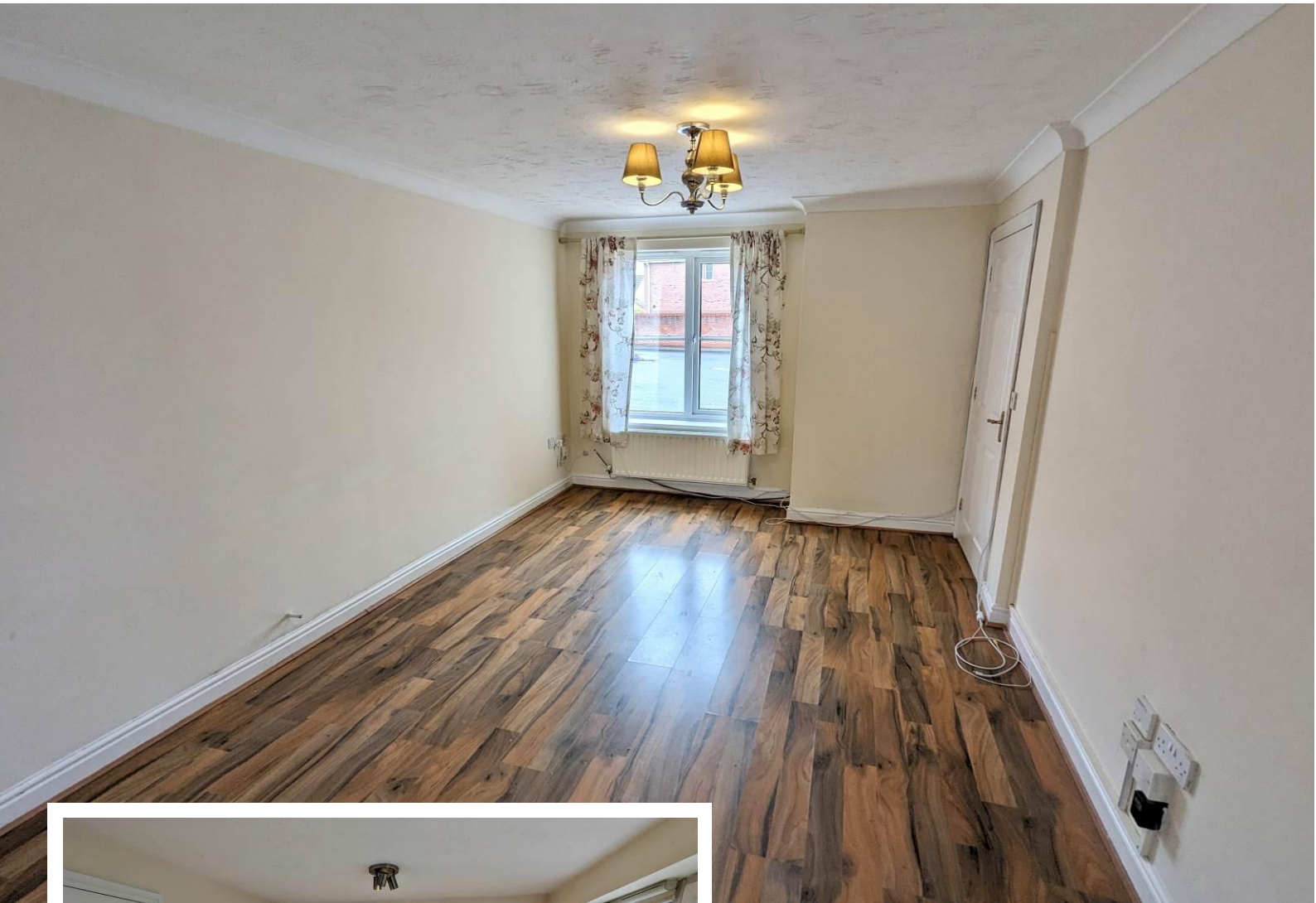
- A Two Double Bedroom Mid Terrace Property
- Garage
- No Upward Chain
- Currently Within Tudor Grange Academy Catchment

**£284,950**

EPC Rating 73

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 tarmac courtyard providing off road parking and access to garage. A gravelled fore garden with paved pathway extends to a obscure glazed composite front door with external lighting leading through to

#### **Entrance Hallway**

With ceiling light point, wood effect flooring, coving to ceiling, radiator, stairs leading to the first floor accommodation and doors leading off to



#### **Guest WC to Front**

With low flush WC, corner wash hand basin with tiling to splashback, obscure double glazed window to front elevation, wood effect flooring, radiator and ceiling light point

#### **Lounge to Front**

14' 11" x 9' 9" (4.55m x 2.97m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling, wood effect flooring and door leading through to



#### **Breakfast Kitchen to Rear**

13' 2" x 7' 7" (4.01m x 2.31m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, integrated fridge freezer, wall mounted Glow Worm boiler, wood effect flooring, radiator, ceiling light point, door to useful under-stairs storage cupboard, double glazed window to rear and UPVC double glazed door leading out to the Westerly facing rear garden

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

#### **Landing**

With ceiling light point, access to loft space and doors leading off to

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

9' 2" x 13' 2" (2.79m x 4.01m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes





**Bedroom Two to Front**

8' 3" x 13' 1" (2.51m x 3.99m) With two double glazed windows to front elevation, radiator and ceiling light point

**Family Bathroom**

Being fitted with a three piece white suite comprising; panelled bath with telephone effect mixer tap and shower attachment and additional thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas and ceiling light point

**Westerly Facing Rear Garden**

Being paved for low maintenance with decked terrace, gravelled area, storage shed, fencing to boundaries and gated access to side

**Garage**

With up and over garage door

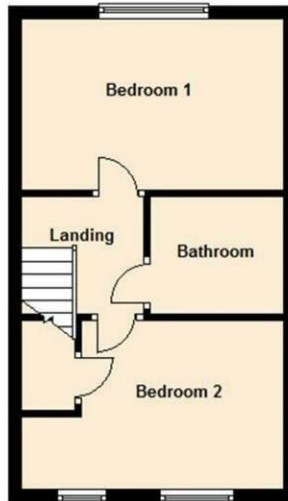
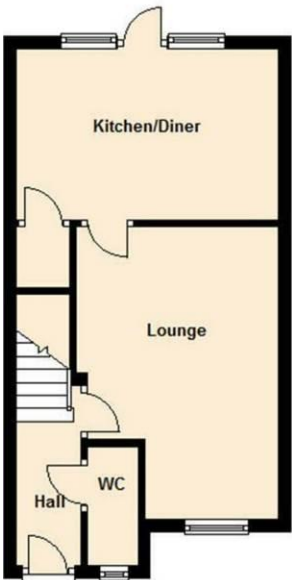
**Tenure**

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 - C



**Ground Floor**

**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	73	
(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			
<b>England, Scotland &amp; Wales</b>		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.