



smarthomes

## Newborough Road

Shirley, Solihull, B90 2HF

- A Very Well Presented Traditional Semi Detached Property
- Three Bedrooms
- Re-fitted Kitchen/Breakfast Room
- Lounge

**£290,000**

EPC Rating 28

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 parking for two vehicles and extends to

#### **Enclosed Porch**

With ceramic tiling to floor and double glazed door leading into

#### **Entrance Hallway**

With wood effect laminate flooring, ceiling light point, central heating radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



#### **Lounge to Front**

12' 1" (into bay) x 9' 10" (3.7m x 3.0m) With double glazed bay window to front elevation, central heating radiator and ceiling light point

#### **Superb Open Plan Kitchen/ Breakfast Room to rear**

15' 8" (into bay) x 12' 1" (4.8m x 3.7m) Being fitted with a range of white high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, four ring induction hob with electric oven beneath, integrated dishwasher, plumbing for a washing machine, cupboard housing the Worcester Bosch central heating boiler, two ceiling lights, feature vertical central heating radiator, wood effect laminate flooring, double glazed window to rear and French doors leading leading out to the rear garden



#### **Accommodation On The First Floor**

#### **Landing**

With ceiling light point, double glazed window to side, loft hatch and doors leading off to

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

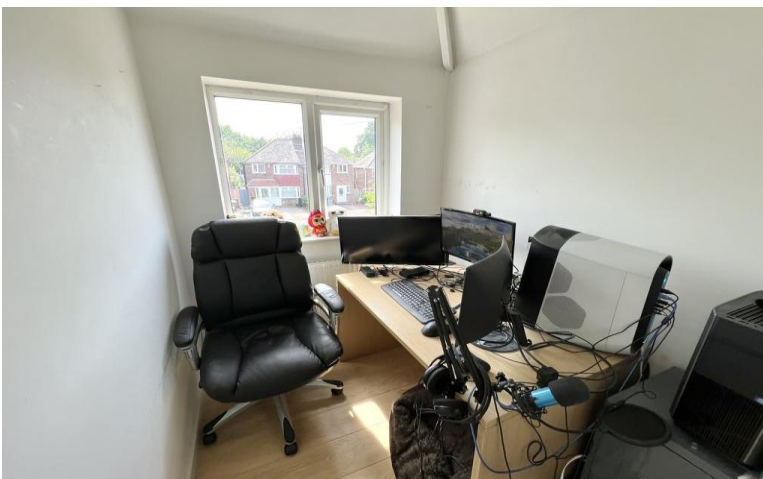
12' 1" (into bay) x 9' 6" (3.7m x 2.9m) With double glazed bay window to rear elevation, central heating radiator and ceiling light point

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

12' 1" (into bay) x 9' 10" (3.7m x 3.0m) With double glazed bay window to front elevation, central heating radiator and ceiling light point

#### **Bedroom Three to Front**

6' 2" x 5' 2" (1.9m x 1.6m) With double glazed window to front elevation, central heating radiator, laminate flooring and ceiling light point





### Family Bathroom to Rear

6' 6" x 5' 10" (2.0m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with centralised waterfall tap, thermostatic shower over with raincloud attachment and glazed screen, low flush WC and vanity wash hand basin with waterfall mixer tap, with tiling to water prone areas, wood effect laminate flooring, obscure double glazed window to rear, ladder style central heating radiator and spot lights to ceiling

### Rear Garage

18' 0" x 17' 8" (5.5m x 5.4m) With double opening wooden doors leading through to service road, ceiling lights, range of base units with laminate work surfaces over, power points, single glazed window and obscure single glazed door leading through to garden

### Rear Garden

Being mainly laid to lawn with timber decked area, fencing to boundaries, outside tap and gated side access.



### 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	28	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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