



smarthomes

## Tanworth Lane

Shirley, Solihull, B90 4DR

- An Extremely Well Presented Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Large Conservatory

**£500,000**

EPC Rating 73

Current Council Tax Band - E





## 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. The property is situated in the catchment area for Woodlands Infant School and Shirley Heath Junior School. Other schools include 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 driveway providing off-road parking and extending up to an obscure double glazed door with matching side window leading into



**Enclosed Porch**

With ceiling light point and hardwood door with obscure glazing leading to

**Entrance Hallway**

With wall lighting, ceiling light point and fan, central heating radiator, dado rail, stairs leading to the first floor accommodation and doors leading off to

**Dining Room to Front**

11' 3" x 12' 1" (3.43m x 3.68m) With double glazed window to front elevation, central heating radiator, two original feature leaded glass obscure windows to side elevation, ceiling light with dimmer switch, corniced coving and electric power points.



**Lounge to Rear**

12' 9" x 14' 0" (3.89m x 4.27m) With UPVC double glazed sliding patio doors to spacious conservatory, corniced coving, central heating radiator, wall lighting and ceiling light point, TV aerial point, electric power points and Living Flame gas fire with marble hearth inlay and surround.

**Guest W.C**

Being fitted with a white suite comprising a low flush WC and wash hand basin enclosed in vanity unit, complementary tiling to all walls, obscure double glazed window to side and ceiling light point.

**Spacious Conservatory to Rear**

10' 7" x 22' 0" (3.23m x 6.71m) With double glazed windows, polycarbonate roof, double glazed double opening French doors leading out to the rear garden, ceiling light and fan, tiling to floor and electric power points



**Breakfast Kitchen**

10' 5" x 12' 0" (3.18m x 3.66m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, under-cupboard lighting, sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with double oven beneath and gas top oven/grill, extractor over, integrated dishwasher, integrated washing machine, space for a tumble dryer, integrated fridge freezer, cupboard housing Vaillant central heating boiler, down-lighters to ceiling and double glazed sliding doors leading through to the spacious conservatory.

**Accommodation On The First Floor**

**Landing**

Having an obscure double glazed window to side with feature glazed inserts, dado rail, ceiling light and fan, loft hatch, useful storage cupboard and doors leading off to

**Bedroom One to Front**

10' 8" x 14' 0" (3.25m x 4.27m) With double glazed window to front elevation, central heating radiator, ceiling light point, electric power points, built-in wardrobes with mirrored sliding doors, pedestal wash hand basin with tiling to splash back areas and wall light above





### Bedroom Two to Front

11' 4" x 12' 2" (3.45m x 3.71m) With double glazed window to front elevation, central heating radiator, ceiling light point, wall lighting, pedestal wash hand basin with tiling to splash back areas, rang of built-in wardrobes with mirrored sliding doors.

### Bedroom Three to Rear

12' 9" x 11' 2" (3.9m x 3.4m) With double glazed window to rear elevation, central heating radiator, ceiling light point, electric power points, rang of built-in wardrobes and over bed storage cupboards

### Bedroom Four to Rear

9' 6" x 6' 8" (2.9m x 2.03m) With double glazed window to rear elevation, central heating radiator, ceiling light point and electric power points.

### Family Bathroom to Side

9' 6" x 7' 9" (2.9m x 2.36m) Being fitted with a four piece suite comprising; corner bath with electric shower over, low flush WC, bidet and pedestal wash hand basin, complementary tiling to majority of walled areas, two obscure double glazed windows to side, central heating radiator, wood panelling to one wall, two ceiling lights and useful airing cupboard.

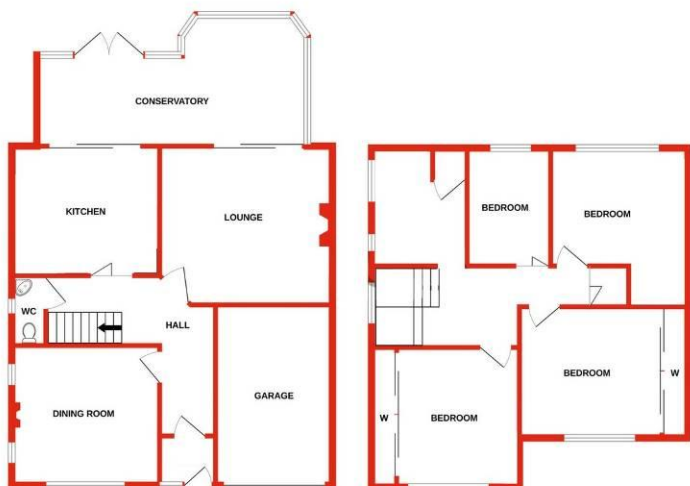
### Westerly Facing Rear Garden

A generous sized rear garden having a spacious patio area and being mainly laid to lawn with stepping stone central pathway leading to the rear, variety of mature shrubs and bushes and fencing to all boundaries.



### 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 - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(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		
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.