



smarthomes

Gillott Drive

Shirley, Solihull, B90 8BX

- A Very Well Presented Semi Detached Property
- Two Double Bedrooms
- Breakfast Kitchen
- En Suite & Family Bathroom

£325,000

EPC Rating 83

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.



Access to the property is gained via a composite door leading into

Entrance Hallway

With timber effect flooring, ceiling light point, central heating radiator, stairs leading to the first floor and door to

Lounge to Front

14' 8" x 10' 6" (4.47m x 3.2m) With double glazed window to the front, timber effect flooring, two central heating radiators, panelling to walls, ceiling light, door to under stairs storage and opening to



Breakfast Kitchen

10' 5" x 9' 9" (3.18m x 2.97m) Being fitted with a range of white floor and wall mounted units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, built-in oven, ceramic hob and extractor hood over, integrated fridge and freezer, integrated dishwasher, central heating radiator, inset ceiling lights, timber effect flooring and double glazed French doors leading to rear garden with matching windows to side



Utility Area

5' 5" x 3' 3" (1.65m x 0.99m) Having a work surface with unit below, plumbing for washing machine, cupboard housing the Ideal central heating boiler and door to

Guest WC

With low flush WC, wall hung wash hand basin with tiled splashback, central heating radiator, ceiling light, extractor and timber effect flooring.

Accommodation On The First Floor

Landing

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

Bedroom One to Front

14' 2" (max) into wardrobe x 8' 3" (4.32m x 2.51m) With double glazed window to front elevation, wardrobe with sliding mirrored doors, door to over stairs storage cupboard, central heating radiator and ceiling light point





Bedroom Two to Rear

11' 2" (max) x 8' 11" (3.4m x 2.72m) With double glazed window to rear elevation, central heating radiator, ceiling light point and door to

En Suite Shower Room to Rear

Being fitted with a white three piece suite comprising of; oversized walk-in shower enclosure with shower over, low flush WC and wall hung wash hand basin, extractor, obscure double glazed window to rear, central heating radiator and ceiling lights



Family Bathroom to Side

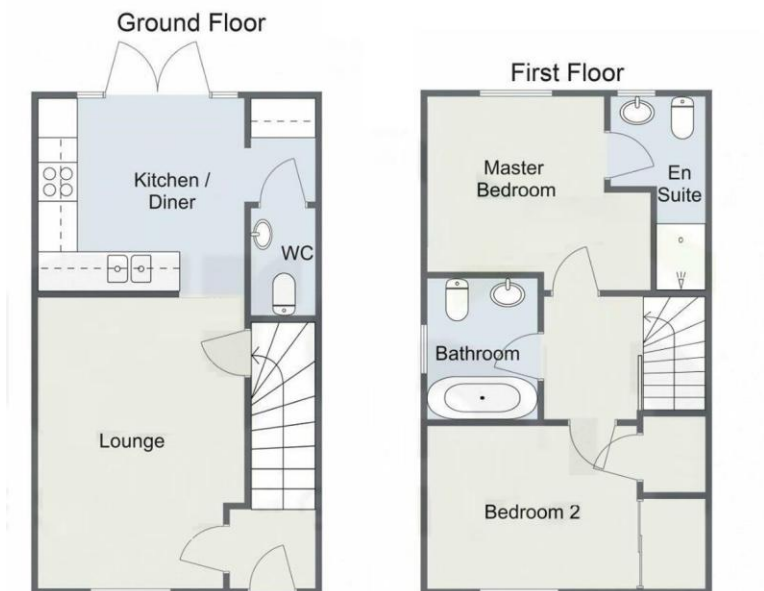
5' 8" x 7' 0" (1.73m x 2.13m) Being fitted with a three piece white suite comprising; panelled bath with mixer tap and shower head attachment, low flush WC and wall hung wash hand basin, tiling to water prone areas, tiled flooring, obscure double glazed window to side, extractor, inset ceiling lights and shaver point

Rear Garden

Being mainly laid to lawn with paved patio and 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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.