



smarthomes

Marshall Lake Road

Shirley, Solihull, B90 4PL

- A Period End Terraced Property
- Two Double Bedrooms
- Two Reception Rooms
- Extended Re-Fitted Breakfast Kitchen

£275,000

EPC Rating 58

Current Council Tax Band - B





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 driveway providing off road parking for two vehicles and extending to gated access to the rear garden and double glazed front door leading into

Reception Room One to Front

11' 8" x 13' 8" (3.56m x 4.17m) With double glazed bay window to front elevation, bespoke storage to chimney recess, oak effect flooring, coving to ceiling, ceiling light point, double central heating radiator and door leading into second reception room



Second Reception Room to Rear

11' 9" x 11' 2" (3.58m x 3.4m) With double glazed window to rear and side elevations, handy under-stairs storage cupboard, double central heating radiator, feature chimney and floating shelving to recess, oak effect flooring and panelled glazed door leading into

Extended & Re-Fitted Breakfast Kitchen to Rear

19' 3" x 6' 4" (5.87m x 1.93m) Being re-fitted with a range of high gloss wall, drawer and base units, four ring gas hob with extractor over, integrated oven, high gloss granite effect roll top work surface incorporating sink and drainer unit with mixer tap, tiling to splashback areas, plumbing for dishwasher, plumbing for a washing machine, breakfast bar, central heating radiator, two ceiling light points, oak effect floor covering, two double glazed windows and double glazed door leading out to the rear garden



Accommodation On The First Floor

Landing

With two ceiling light points, access to boarded loft space and doors leading off to

Bedroom One to Front

11' 9" x 11' 7" (3.58m x 3.53m) With double glazed window to front elevation, central heating radiator, ceiling light point, decorative picture rail, coving to ceiling and over-stairs storage cupboard

Bedroom Two to Rear

11' 4" x 8' 7" (3.45m x 2.62m) With double glazed window to rear elevation, central heating radiator, stripped timber effect flooring and ceiling light point





Re-Fitted Bathroom to Rear

Being re-fitted with a three piece white suite comprising low level WC, vanity wash hand basin and panelled bath with shower over and glazed screen, stripped timber effect flooring, complementary tiling to water prone areas, ceiling light point, built-in storage cupboard housing central heating boiler and obscure double glazed window to rear elevation

Superb South Easterly Facing Rear Garden

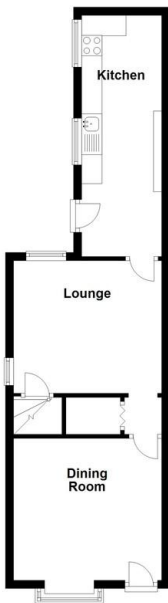
Being mainly laid to lawn with large Porcelain paved patio area, panelled fencing to boundaries, a variety of mature shrubs, trees and bushes and gated access to the front



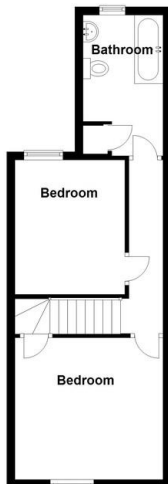
Tenure

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 - B

Ground Floor
Approx. 40.4 sq. metres (435.3 sq. feet)



First Floor
Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 75.9 sq. metres (816.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Solvihull
West Midlands
B90 3DN

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

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.