



smarthomes



- An Extended Detached Family Home
- Four Bedrooms
- Dining Kitchen
- South West Facing Rear Garden

Woodlands Lane, Shirley, Solihull, B90 2PX

Offers Over £475,000

An extended & well maintained detached family home on a corner plot benefitting from four bedrooms, lounge, dining kitchen, conservatory, family room, home office, utility, guest WC, family bathroom, South West facing rear garden, garage and in & out driveway.

EPC Rating – TBC

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. 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 on a generous corner plot with lawned area to side and a block paved and tarmac in & out driveway providing off road parking extending to up and over garage door, exterior lighting and storm porch with UPVC obscure double glazed front door leading into

Enclosed Porch

With double glazed windows, tiled flooring, radiator, lighting and door leading through to



Entrance Hallway

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

Lounge to Front

15' 8" x 13' 1" (4.8m x 4.0m) With double glazed bay window to front elevation, ceiling light point, wall lighting, coving to ceiling, radiator, electric fireplace with marble hearth and wooden surround and door leading through to



Dining Kitchen to Rear

20' 4" x 13' 9" (6.2m x 4.2m) Being fitted with a range of wall, drawer and base units incorporating display shelving and wine rack with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with stainless steel splashback and extractor over, inset eye-level oven and grill, integrated dishwasher, under-cupboard lighting, space for fridge freezer, radiator, tiled flooring, ceiling light points, double glazed window to rear, doors to family room, utility room, hallway and useful under-stairs storage cupboard/pantry and opening through to

Conservatory

10' 5" x 5' 10" (3.2m x 1.8m) With double glazed windows, UPVC double glazed door to South West facing rear garden, tiled flooring, radiator and power points

Family Room to Rear

13' 5" x 8' 10" (4.1m x 2.7m) With double glazed French doors leading out to the rear garden, wood effect flooring, ceiling light point, radiator and door leading into

Home Office to Front

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed window to front elevation, ceiling light point, radiator and wood effect flooring

Utility Room to Rear

16' 0" x 7' 6" (4.9m x 2.3m) With fitted wall and base units, laminate work surfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, double glazed window to rear, UPVC double glazed door to rear garden, tiled flooring, radiator, ceiling light points, door to garage and door leading into

Guest WC

With low flush WC, wall mounted wash hand basin, ceiling light point, radiator, extractor and tiled flooring

Accommodation on the First Floor

Landing

With loft access, ceiling light point, useful airing cupboard and doors leading off to

Bedroom One to Rear

11' 1" x 10' 5" (3.4m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point and useful storage cupboard

Bedroom Two to Front

10' 9" x 10' 2" (3.3m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed window to rear elevation, radiator, ceiling light point and useful storage cupboard

Bedroom Four to Front

9' 10" x 6' 10" (3.0m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom

6' 10" x 5' 2" (2.1m x 1.6m) Being fitted with a three piece suite comprising; panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to side, radiator and ceiling light points

South West Facing Rear Garden

Being mainly laid to lawn with Indian stone paved patio, fencing and walls to boundaries, Cotswold stone borders, a variety of shrubs and bushes, outside tap and power points

Garage

15' 8" x 7' 10" (4.8m x 2.4m) With ceiling light points, metal up and over garage door to in & out driveway, wall mounted Worcester Bosch boiler and power points

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 Nigel Hodges. Current council tax band - E





316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

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

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.