



smarthomes

Foxcote Drive

Shirley, Solihull, B90 4PP

- A Well Maintained Semi Detached Home
- Three Bedrooms
- Conservatory
- Good Size South West Facing Rear Garden
- No Upward Chain

£280,000

EPC Rating TBC

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 off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows and door leading through to

Entrance Hallway

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



Lounge to Front

10' 8" x 25' 7" (3.25m x 7.8m) With double glazed bay window to front elevation, two ceiling light points, gas fireplace with marble effect hearth and wooden surround, two radiators and double glazed sliding patio door leading into

Conservatory

7' 8" x 11' 4" (2.34m x 3.45m) With double glazed windows, polycarbonate roof, tiled flooring, ceiling light with fan, power points and double glazed French doors leading out to the rear garden



Kitchen to Rear

8' 0" x 9' 8" (2.44m x 2.95m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine, space for fridge freezer, radiator, ceiling light point, extractor, serving hatch, wall mounted boiler, double glazed window to rear and UPVC obscure double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

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

Bedroom One to Front

12' 0" x 10' 10" (3.66m x 3.3m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

13' 8" x 10' 10" (4.17m x 3.3m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

5' 9" x 5' 11" (1.75m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

Family Shower Room to Rear

6' 11" (2.1m) Being fitted with a three piece white suite comprising; corner shower cubicle with electric shower, low flush WC and vanity wash hand basin, with tiling to walls, obscure double glazed window to rear, ladder style radiator, extractor, shaver socket and ceiling light point

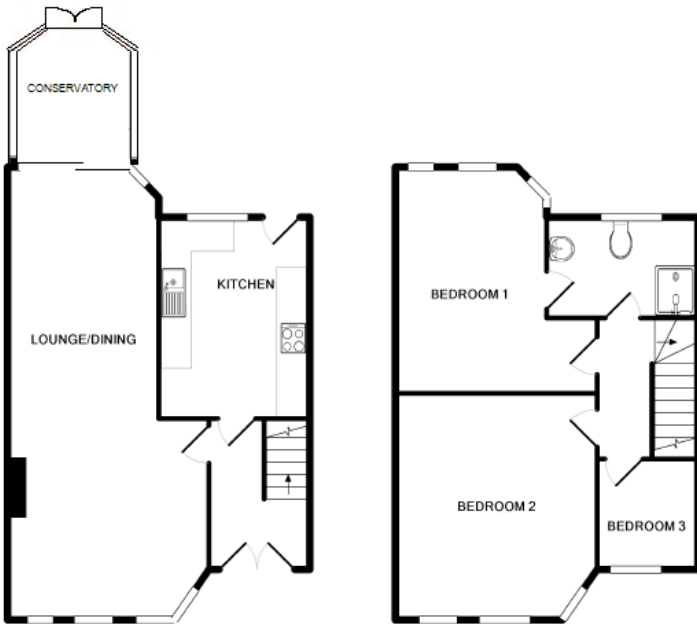


South West Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing and walls to boundaries, a variety of mature shrubs, trees and bushes, door to garage and gated access to side

Garage

8' 3" x 16' 3" (2.51m x 4.95m) With garage doors to side shared driveway, UPVC double glazed window to side, power, lighting and door to rear garden



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 Nigel Hodges. Current council tax band – C

Disclaimer: Please note the vendor of this property is an employee of Smart Homes.