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- A Spacious Three Storey Semi Detached Family Home
- Five Bedrooms Including Impressive Master Suite
- Two Reception Rooms
- Breakfast Kitchen

Edwardian Close, Shirley, Solihull, B90 3SP

£500,000

A spacious three storey semi detached family home in a cul-de-sac location benefitting from no upward chain, five bedrooms, two reception rooms, breakfast kitchen, superb master suite with dressing room & shower room, further en-suite shower room, family bathroom, guest WC, South facing rear garden, garage and off road parking.
Council Tax Band - G EPC Rating - 75



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 has a tarmac driveway providing off road parking extending to up and over garage door with mature shrubbery borders to front and canopy porch with exterior lighting and UPVC obscure double glazed front door leading through to



Entrance Hallway

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



Spacious Lounge to Front

19' 0" x 14' 5" (5.8m x 4.4m) With double glazed bay window to front elevation, two ceiling light points, radiator, electric fireplace with marble hearth and wooden surround and double doors leading through to

Dining Room to Rear

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed windows incorporating French doors leading out to the South facing rear garden, radiator, ceiling light point and door leading into



Breakfast Kitchen to Rear

13' 9" x 11' 1" (4.2m x 3.4m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, under-cupboard lighting, four ring gas hob with extractor canopy over, inset electric oven, integrated dishwasher and fridge freezer, radiator, ceiling light point, tiled flooring, double glazed window to rear and part glazed door leading out to the rear garden

Guest WC

With low flush WC, pedestal wash hand basin with tiling to splashback, tiled flooring, radiator, extractor and ceiling light point

Accommodation on the First Floor

Landing

With four ceiling light points, two radiators, double glazed window to front elevation, airing cupboard, stairs leading to the second floor accommodation and doors leading off to

Dual Aspect Bedroom Two

16' 4" x 14' 1" (5.0m x 4.3m) With double glazed windows to front and rear elevations, fitted wardrobes, ceiling light point, radiator, loft access and door leading into

En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising of; over-sized shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to rear, radiator, ceiling light point and extractor

Bedroom Three to Rear

13' 1" x 9' 10" (4.01m x 3.02m) With double glazed window to rear elevation, ceiling light point, radiator and a range of fitted furniture

Bedroom Four to Front

14' 9" x 8' 6" (4.5m x 2.6m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Five to Front

14' 5" x 6' 2" (4.4m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

9' 10" x 5' 10" (3.0m x 1.8m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, pedestal wash hand basin and shower cubicle with thermostatic shower, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, radiator, ceiling light point and extractor

Accommodation on the Second Floor

Landing

With ceiling light point and door leading through to impressive, spacious master suite

Bedroom One to Front

18' 0" x 15' 5" (5.5m x 4.7m) With double glazed window to front elevation, ceiling light point, radiator, access to loft space, a range of fitted furniture and doors leading off to

Dressing Room to Rear

10' 9" x 7' 6" (3.3m x 2.3m) With Velux window, ceiling spot lights and a range of fitted furniture

En-Suite Shower Room to Rear

10' 5" x 7' 10" (3.2m x 2.4m) Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, obscure Velux window to rear, radiator and ceiling light point

South Facing Rear Garden

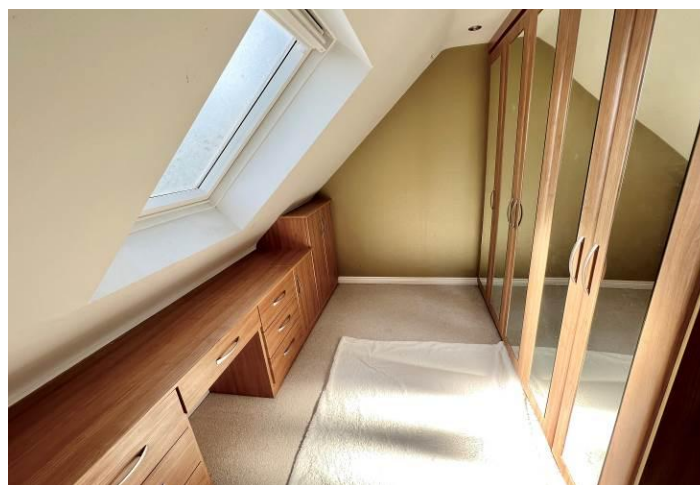
With lawned area, paved patio and pathways, mature shrubbery borders, fencing to boundaries, security lighting, outside tap, water feature, gated side access and part glazed door leading to garage

Garage

16' 8" x 7' 10" (5.1m x 2.4m) With up and over garage door to driveway, part glazed door to rear garden, ceiling light point, wall mounted 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 vendor. Current council tax band - G





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