



smarthomes



- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Open Plan Family Room & Dining Kitchen
- Four Piece Family Bathroom

Shakespeare Drive, Shirley, Solihull, B90 2AW

£575,000

A beautifully presented & extended detached family home in a popular location benefitting from; four bedrooms, lounge, open plan family room and dining kitchen, utility room, guest WC, four piece family bathroom, en-suite shower room, good size rear garden, garage and off road parking



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 lawned fore garden and block edged tarmac driveway providing generous off road parking extending to UPVC obscure double glazed door to side, garage doors, external lighting and double glazed composite door leading into

Enclosed Porch

With double glazed windows, wood effect flooring, lighting and hardwood door with obscure glazed inserts leading through to



Entrance Hallway

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



Lounge to Front

15' 8" x 11' 5" (4.8m x 3.5m) With double glazed window to front, two feature windows to side, ceiling light point with decorative rose, coving to ceiling, ornate gas fireplace and radiator



Guest WC

With obscure double glazed window to side, WC with enclosed cistern, vanity sink with storage below, tiling to water prone areas, tiled flooring and ceiling light point

Family Room

14' 9" x 13' 5" (4.5m x 4.1m) With two feature windows to side, ceiling light point with decorative rose, coving to ceiling, radiator, feature inset gas fire and being open plan to

Dining Kitchen to Rear

26' 6" x 19' 8" (8.1m x 6.0m) Being fitted with a contemporary range of handle-less wall, drawer and base units with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, five ring Neff gas hob with glazed splashback and feature extractor over, inset eye-level oven and grill, integrated Neff dishwasher, space for American style fridge freezer, breakfast bar seating area, a range of fitted storage cupboards, two radiators, vaulted ceiling, three Velux windows, ceiling light points, double glazed window to rear, double glazed windows incorporating French doors leading out to the rear garden, door returning to entrance hall and door leading into

Utility Room

9' 10" x 5' 6" (3.0m x 1.7m) With wood effect laminate work surface, space and plumbing for washing machine and tumble dryer, ladder style radiator, fitted storage cupboards, cupboard housing boiler, ceiling light points and glazed door to side passage

Side Passage

With UPVC obscure double glazed doors to driveway and rear garden and door to garage

Accommodation on the First Floor

Landing

With obscure double glazed window to side elevation, ceiling light point, loft access and doors leading off to

Bedroom One to Rear

13' 5" x 9' 6" (4.1m x 2.9m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling, a range of fitted furniture and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic rainfall shower, low flush WC and wall mounted wash hand basin with complementary tiling to splashback areas and floor, ladder style radiator, coving to ceiling and spot lights to ceiling

Bedroom Two to Front

12' 9" x 11' 9" (3.9m x 3.6m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and a range of fitted furniture

Bedroom Three to Front

15' 1" x 9' 6" (4.6m x 2.9m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes

Bedroom Four to Rear

10' 2" x 6' 6" (3.1m x 2.0m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Four Piece Family Bathroom

10' 2" x 7' 6" (3.1m x 2.3m) Being fitted with a four piece white suite comprising; tiled panelled bath, low flush WC, pedestal wash hand basin and over-sized shower cubicle with thermostatic rainfall shower, with tiling and aqua-panelling to water prone areas, tiled flooring, obscure double glazed window to side, ladder style radiator and spot lights to ceiling

Good Size Rear Garden

Being mainly laid to lawn with decked terrace, fencing to boundaries, hedgerow borders and children's play area

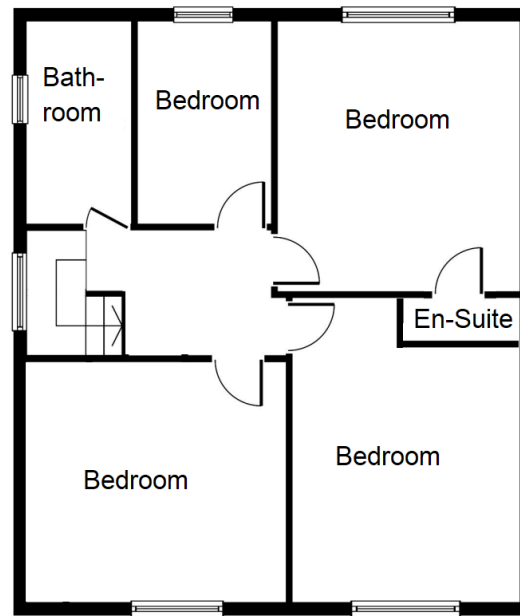
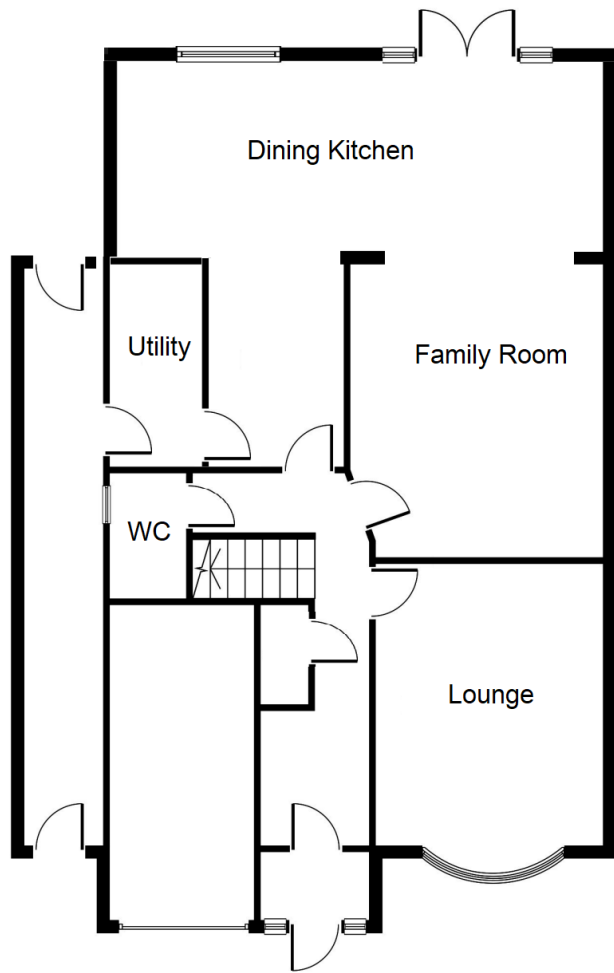
Garage

15' 8" x 7' 10" (4.8m x 2.4m) With garage doors to driveway, double glazed window to side and ceiling light point

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 - E





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