



smarthomes

High Street

Shirley, Solihull, B90 1EZ

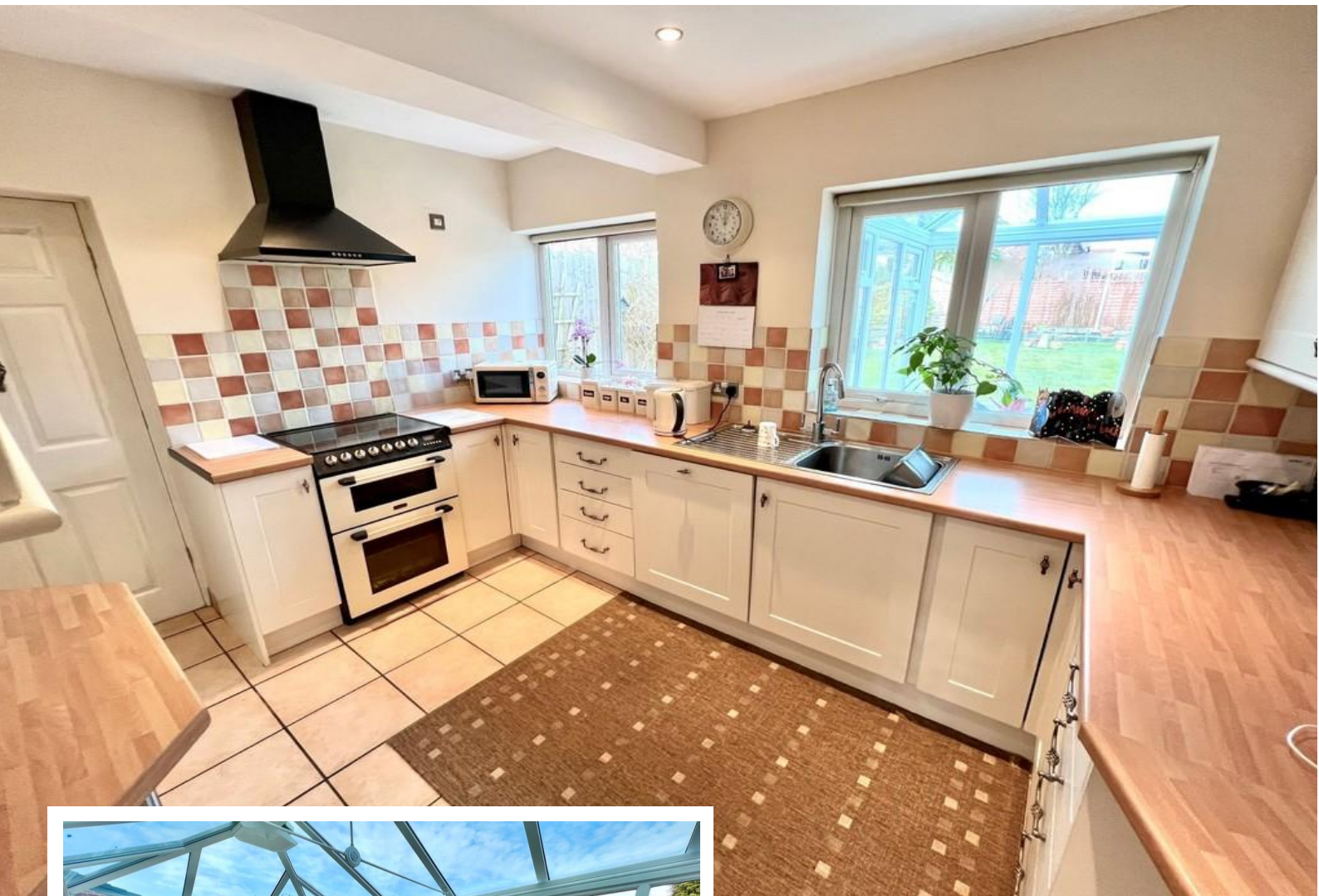
- A Well Maintained & Extended Family Home
- Four Bedrooms
- Two Reception Room
- Extended Breakfast Kitchen
- Four Piece Family Bathroom

OIRO £390,000

EPC Rating 63

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 lawned fore garden and block edged tarmac driveway providing off road parking extending to gated side access to rear garden, garage doors and storm porch with tiled flooring and UPVC double glazed door leading through to



Entrance Hallway

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

Lounge to Front

13' 5" x 11' 9" (4.1m x 3.6m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point, wall lighting, gas fireplace with marble hearth and decorative surround and double doors leading through to

Dining Room to Rear

12' 5" x 10' 5" (3.8m x 3.2m) With ceiling light point, coving to ceiling, radiator and double glazed windows incorporating French doors leading through to

Conservatory

15' 5" x 9' 6" (4.7m x 2.9m) With double glazed windows, glazed roof, tiled flooring, wall lighting and double glazed French doors leading out to the rear garden

Extended Breakfast Kitchen to Rear

11' 9" x 8' 2" (3.6m x 2.5m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary butcher block effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor canopy over, integrated dishwasher and fridge freezer, breakfast bar seating area, tiled flooring, under-cupboard lighting, radiator, spot lights to ceiling, two double glazed windows to rear and door leading through to



Inner Lobby

With UPVC obscure double glazed door to side with matching windows, spot lights to ceiling, tiled flooring, door to garage and door leading into

Guest WC

With low flush WC, wash hand basin, UPVC obscure double glazed window to side, tiled flooring and ceiling spot lights



Accommodation on the First Floor

Landing

With loft access, ceiling light point, coving to ceiling and doors leading off to

Bedroom One to Front

14' 1" x 8' 10" (4.3m x 2.7m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and a range of built-in wardrobes with vanity area

Bedroom Two to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point





Extended Bedroom Three to Front

15' 5" x 12' 5" (4.7m x 3.8m) With two double glazed windows to front elevation, radiator, coving to ceiling and two ceiling light points

Bedroom Four to Rear

11' 5" max x 7' 2" (3.5m x 2.2m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and built-in cupboard

Four Piece Family Bathroom to Rear

8' 2" x 6' 10" (2.5m x 2.1m) Being fitted with a four piece white suite comprising; panelled bath with telephone effect mixer tap and shower attachment, shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator and spot lights to ceiling

Good Size Rear Garden

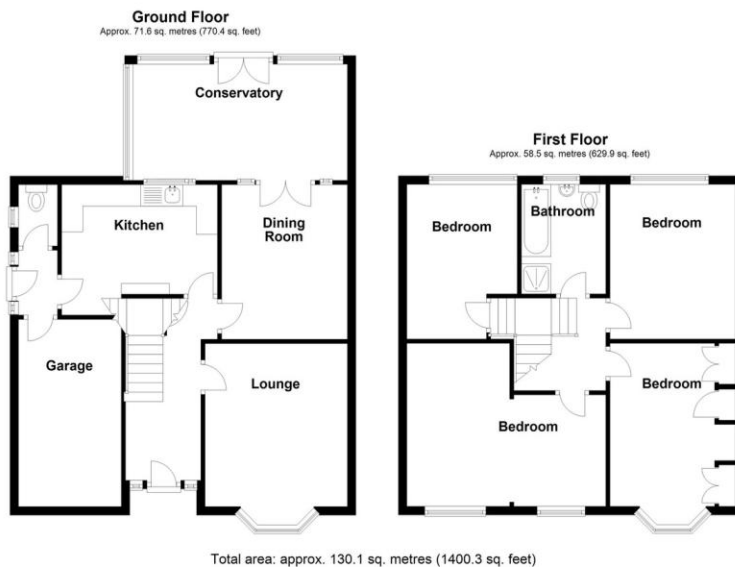
Being mainly laid to lawn with paved patio, shrub borders, outside tap, timber potting shed, a variety of mature shrubs and bushes and fencing to boundaries

Garage

14' 9" x 7' 2" (4.5m x 2.2m) With metal garage doors to driveway, ceiling light point, obscure double glazed window to side, wall mounted Worcester Bosch boiler, wall and base units, sink and drainer unit, space and plumbing for washing machine and tumble dryer

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 – D.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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.