



smarthomes

Newborough Road

Shirley, Solihull, B90 2HD

- An Extended & Beautifully Presented Semi Detached Property
- Three Bedrooms
- Open Plan Lounge Diner & Kitchen
- No Upward Chain

Offers Over

£300,000

EPC Rating 56

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 gated side access to rear garden and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, lighting and obscure glazed hardwood door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, wood effect flooring and door leading through to



Open Plan Lounge Diner

24' 7" x 9' 10" (7.5m x 3.0m) With double glazed bay windows to front and rear elevations, wood effect flooring, two ceiling light points, wall lighting, two radiators and being open plan to

Extended Kitchen to Rear

15' 8" x 6' 6" (4.8m x 2.0m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood block effect work surfaces, sink and drainer unit with mixer tap, Metro style tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven, integrated fridge freezer and washing machine, ceiling light points, wood effect flooring, double glazed windows to rear and 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 access and doors leading off to



Bedroom One to Front

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 1" x 9' 2" (3.7m x 2.8m) With double glazed bay window to rear elevation, radiator and ceiling light point with fan



Bedroom Three to Front

6' 6" x 5' 2" (2.0m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

6' 6" x 5' 10" (2.0m x 1.8m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with mixer tap, shower attachment and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, decorative tiled flooring, obscure double glazed window to rear, ladder style radiator, extractor and ceiling light point

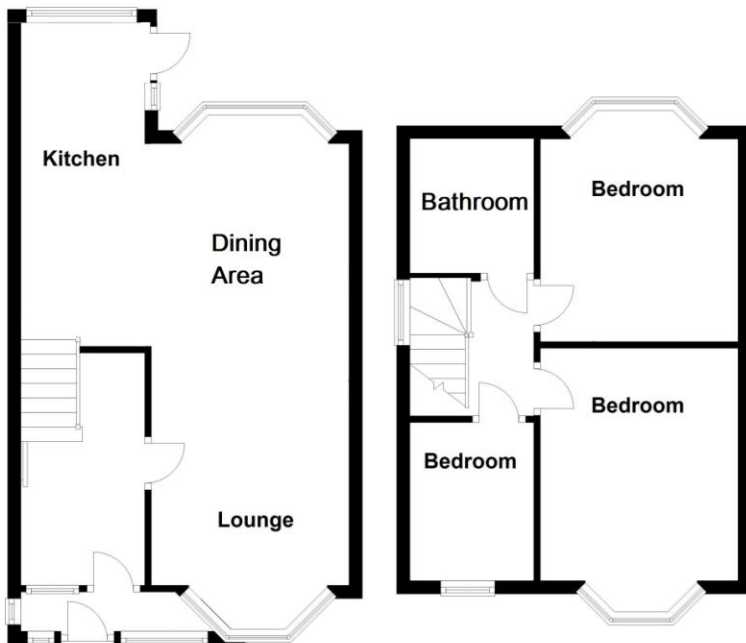


Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, shrubbery borders, timber shed, gated side access to driveway and mature trees and bushes

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 – C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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.