



smarthomes

Radbourne Road

Shirley, Solihull, B90 3RS

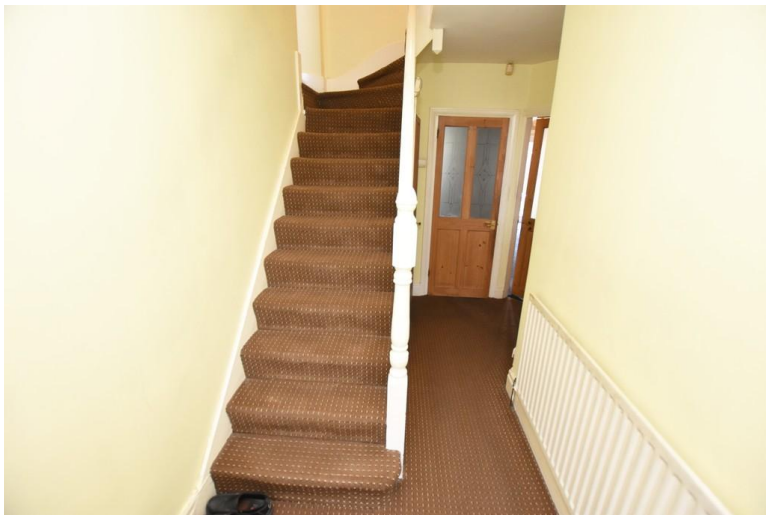
- A Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Extended Kitchen

£485,000

EPC Rating 59

Current Council Tax Band - E





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 ample off road parking extending to a double glazed door leading into



Entrance Hallway

With ceiling light point, central heating radiator, ceiling smoke alarm detector, stairs leading to the first floor accommodation and doors leading off to

Dining Room to Front

12' 11" x 10' 11" (into bay) (3.94m x 3.33m) With double glazed bay window to the front, central heating radiator and ceiling light point

Lounge to Rear

18' 2" x 9' 11" (5.54m x 3.02m) With double glazed double doors to the rear garden, central heating radiator, two ceiling light points, three wall light points and coving to ceiling.



Extended Kitchen to Rear

15' 0" x 9' 2" (max) (4.57m x 2.79m) Being fitted with a range of wall and base units with complementary work surfaces, sink and drainer unit with mixer tap over, tiling to splashback areas, built-in Lamona five ring gas hob with stainless steel splashback and extractor above, built-in dishwasher, built-in electric oven, space for a microwave, space for an American style fridge freezer, spot lights to ceiling, tiled flooring, double glazed window to rear and door leading through to

Utility Room

9' 7" x 7' 9" (plus lobby) (2.92m x 2.36m) Having a stainless steel drainer and wash hand basin with storage beneath, space for a washing machine and dryer with plumbing behind



Shower Room

Being fitted with a white suite comprising of; low level WC, white wash hand basin, shower enclosure with shower over, ceiling light point, fully tiled surround and tiled flooring, obscure double glazed window to rear and wall mounted extractor fan.

Accommodation On The First Floor

Landing

With ceiling light point, loft hatch, ceiling smoke alarm detector and doors leading off to

Bedroom One to Front

13' 9" x 9' 5" (into bay) (4.19m x 2.87m) With double glazed bay window to front elevation, central heating radiator, ceiling light point and coving to ceiling.

Bedroom Two to Rear

12' 11" x 9' 5" (into bay) (3.94m x 2.87m) With double glazed bay window to rear elevation, central heating radiator and ceiling light point

Bedroom Three to Front

12' 4" x 7' 9" (3.76m x 2.36m) With double glazed window to front elevation, laminate flooring, central heating radiator, two ceiling light points and coving to ceiling





Bedroom Four to Rear

8' 7" x 7' 9" (plus fitted wardrobes) (2.62m x 2.36m) With double glazed window to rear elevation, central heating radiator, two ceiling light points, coving to ceiling and built-in wardrobes.

Bedroom Five to Front

10' 2" x 6' 8" (max into recess) (3.1m x 2.03m) With double glazed window to front elevation, central heating radiator, built-in wardrobe over stairs and ceiling light point

Family Bathroom to Rear

6' 11" x 8' 3" (2.11m x 2.51m) Being fitted with a white suite comprising of a panelled bath with Jacuzzi jets, shower over, pedestal wash hand basin and a low flush W.C, tiling to walls and laminate flooring, extractor fan, ceiling light point, upright towel rail and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with paved patio, shrubbery borders to rear and left, fencing to three borders and side access

Garage

15' 2" x 7' 11" (4.62m x 2.41m) With courtesy door through to utility

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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.