



smarthomes

Cole Green
Shirley, Solihull

- A Very Well Presented Three Bedroom Family Home
- Dining Kitchen & Family Bathroom
- Landscaped Southerly Facing Rear Garden
- Two/Three Car Driveway with EV Charger

Offers Over £330,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A very well presented semi-detached family home situated in a no through road facing onto a delightful open green. Offering accommodation comprising a spacious through lounge, fitted dining kitchen, full width conservatory, three good size bedrooms, family bathroom, delightful Southerly facing rear garden with gardeners W.C and driveway parking

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, Lidl 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 and to the M40, M6 and M5.



Rooms & Measurements

Spacious Through Lounge 5.72m x 3.05m (18'9" x 10'0")

Fitted Dining Kitchen to Rear 3.86m x 3.86m (12'8" x 12'8")

Full Width Conservatory 6.55m x 3.86m (21'6" x 12'8")

Bedroom One to Rear 3.86m x 2.59m to wardrobe (12'8" x 8'6" to wardrobe)

Bedroom Two to Rear 3.48m x 2.97m (11'5" x 9'9")

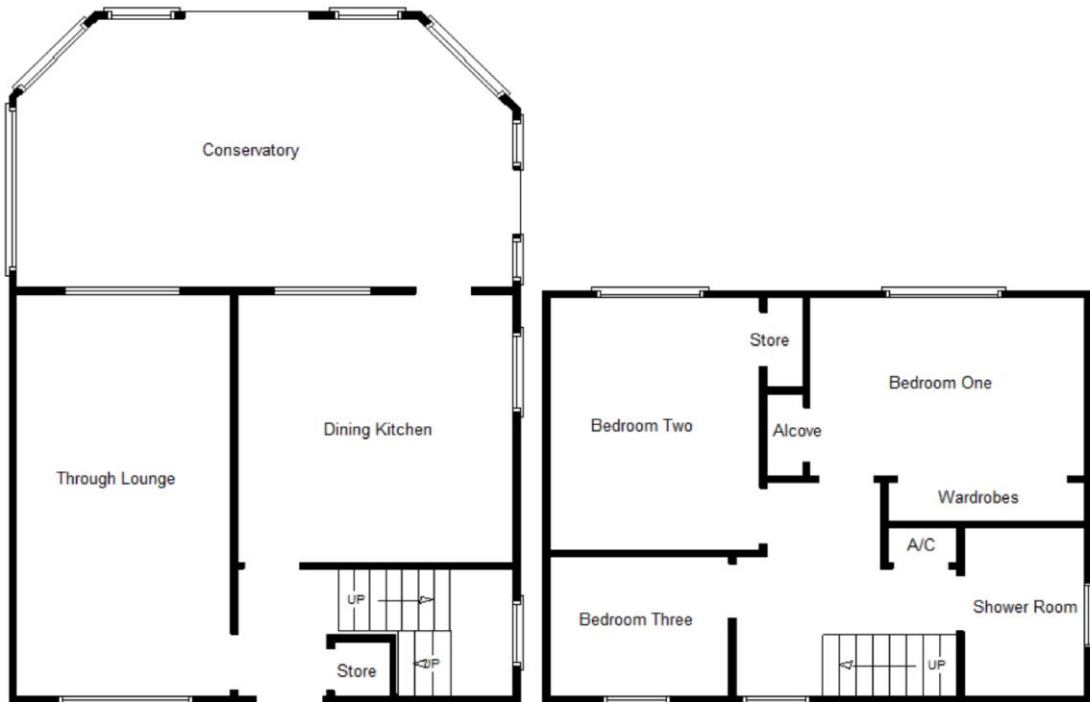
Bedroom Three to Front 2.54m x 2.06m (8'4" x 6'9")

Family Bathroom to Side 2.46m x 1.73m (8'1" x 5'8")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

Current council tax band – C



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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 are 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.