



smarthomes

Newborough Road

Shirley, Solihull, B90 2HB

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Through Lounge Diner & Extended Kitchen
- Beautiful South West Facing Rear Garden With Garage To Rear

£320,000

EPC Rating TBC

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 stone chipping driveway providing off road parking extending to gated side access and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, wood effect flooring, lighting, door to side passage and hardwood door with glazed insert leading through to

Entrance Hallway

With ceiling light point, wood effect flooring, radiator, obscure window to front, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Through Lounge Diner

29' 2" x 9' 10" (8.9m x 3.0m) With double glazed bay window to front elevation, two radiators, ceiling light points, coving to ceiling, wall lighting, recess for electric fire with wooden mantle over, wood effect flooring, double glazed French doors leading out to the rear garden and opening into



Extended Kitchen to Rear

15' 8" x 5' 2" (4.8m x 1.6m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, radiator, ceiling light points, wood effect flooring and double glazed window to rear

Accommodation on the First Floor

Landing

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

Bedroom One to Front

12' 1" x 9' 10" (3.7m x 3.0m) With double glazed window to front elevation, radiator, wood effect flooring 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

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' 6" (2.0m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, wood effect flooring, ladder style radiator and ceiling light point



Beautiful South West Facing Rear Garden

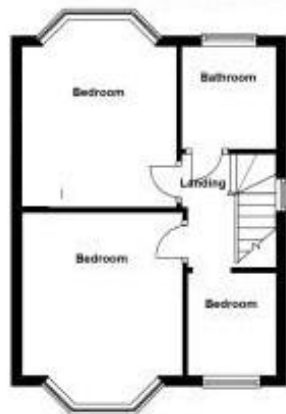
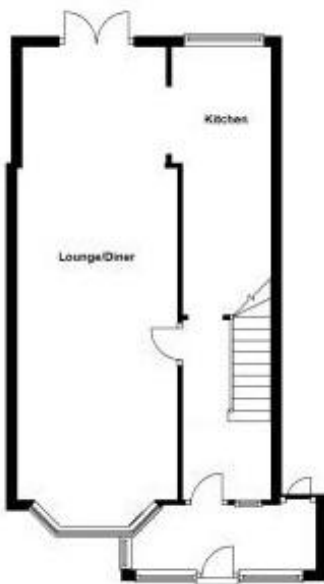
Being mainly laid to lawn with paved patio, fencing to boundaries, side access, security lighting, feature pond, a variety of mature fruit trees, shrubs and bushes, gravel terrace to rear giving access to garage

Garage

Used for storage with lighting and aluminium door to garden

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



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