



smarthomes

Grenville Road

Shirley, Solihull, B90 2DE

- A Four Double Bedroom Mid Terrace Property
- Lounge, Kitchen Diner & Family Bathroom
- Rear Garden with Out-Buildings
- No Upward Chain

Offers Over £265,000

EPC Rating – 61

Council Tax Band - B





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys and Tesco. Food lovers are spoiled 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.



The property is set back from the road behind a pebbled driveway extending to glazed porch with obscure UPVC double glazed door leading into

Entrance Hallway

With radiator, stairs leading to the first floor accommodation with under-stairs store cupboard and door leading into

Lounge to Front

12' 9" x 12' 5" (3.9m x 3.8m) With UPVC double glazed window to front elevation and wall mounted radiator



Kitchen Diner to Rear

18' 4" x 10' 2" (5.6m x 3.1m) Being fitted with a range of wall, drawer and base units, work surface incorporating sink and drainer unit with mixer tap, four ring gas hob with glass splashback and extractor hood over, inset electric oven, plumbing for washing machine and dishwasher, space for a fridge freezer, breakfast bar, two UPVC double glazed windows to rear elevation, UPVC double glazed door to rear, two radiators, two ceiling light points and cupboard housing electric consumer board



Accommodation on the First Floor

Landing

With loft access and doors leading off to

Bedroom One to Front

12' 9" x 11' 1" (3.9m x 3.4m) With two UPVC double glazed windows to front elevation, wall mounted radiator and storage cupboard



Bedroom Two to Front

12' 5" x 12' 9" (3.8m x 3.9m) With two UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Bedroom Three to Rear

10' 2" x 6' 6" (3.1m x 2.0m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point



Bedroom Four to Rear

9' 2" x 7' 6" (2.8m x 2.3m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Family Bathroom to Rear

7' 2" x 7' 2" (2.2m x 2.2m) Being fitted with a three piece white suite comprising P-shaped panelled bath with raincloud shower over, low flush WC and pedestal wash hand basin, obscure UPVC double glazed window to rear, extractor fan, heated towel rail and ceiling light point

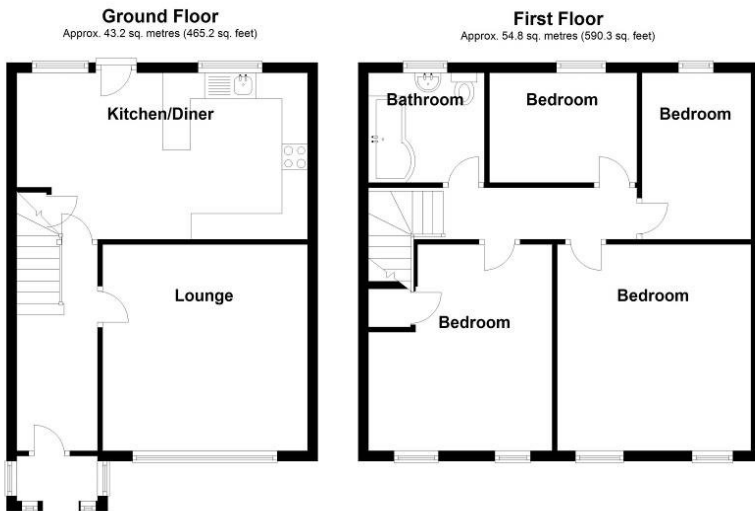


Rear Garden

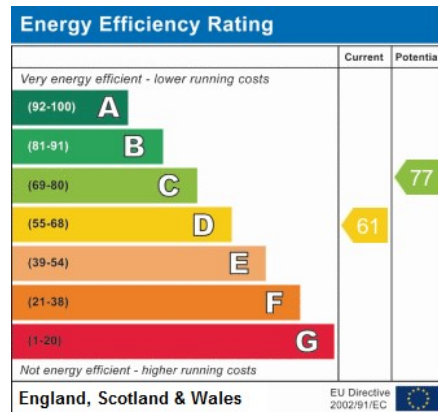
Being mainly laid to lawn with paved patio, mature trees, panelled fencing to boundaries, side gate access and a range of outbuildings in need of modernisation

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



Total area: approx. 98.1 sq. metres (1055.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements