



smarthomes

Gedney Close

Shirley, Solihull

- A Surprisingly Spacious Three Bedroom Family Home
- Re-Fitted Kitchen, Ground floor Shower Room & Family Bathroom
- Wrap Around Rear Garden Leading to Stratford-Upon-Avon Canal
- Large Detached Garage with Potential for Conversion

Offers Over £425,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A surprisingly spacious detached dormer bungalow situated on a large plot in a cul-de-sac location and backing onto Stratford Upon Avon canal with mooring available. Offering accommodation comprising a spacious lounge, separate dining room, re-fitted kitchen, ground floor bedrooms, ground floor shower room, two large first floor bedrooms, first floor family bathroom, large side garage offering superb potential for conversion to separate annex, driveway parking and a wrap around rear garden offering superb potential for further extension subject to planning consent

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.



Rooms & Measurements

Spacious Lounge to Rear 5.72m x 3.23m (18'9" x 10'7")

Dining Room to Rear 3.73m x 3.23m (12'3" x 10'7")

Re-Fitted Kitchen to Front 3.51m x 2.92m (11'6" x 9'7")

Bedroom Three to Front 3.53m x 2.44m (11'7" x 8'0")

Shower Room to Front 2.54m x 2.03m max (8'4" x 6'8" max)

Dual Aspect Bedroom One 5.72m max x 5.72m max (18'9" max x 18'9" max)

Dual Aspect Bedroom Two 5.72m x 3.71m (18'9" x 12'2")

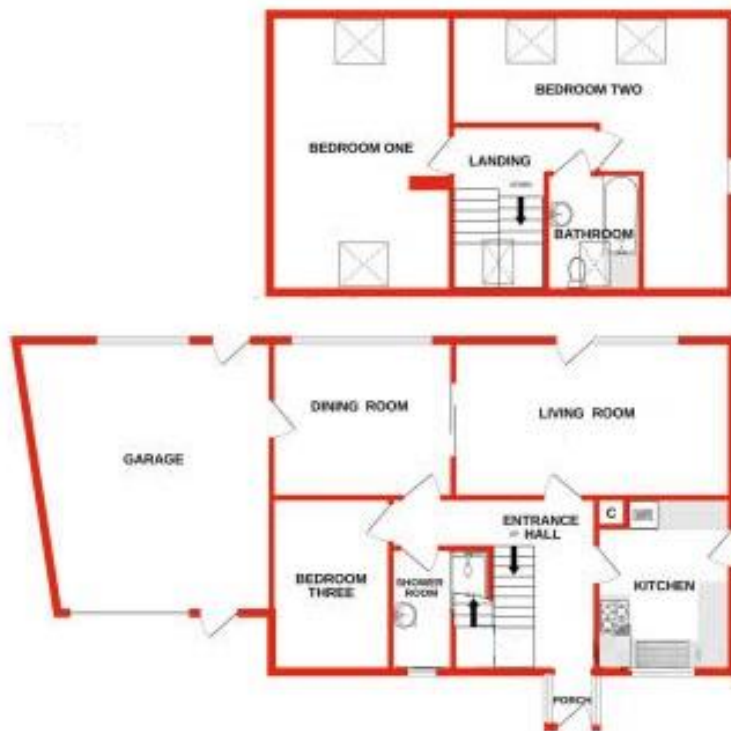
Family Bathroom to Front 1.93m x 1.88m (6'4" x 6'2")

Large Side Garage 5.59m x 4.95m (18'4" x 16'3")

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 – D



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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 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.