



smarthomes

Light Hall Lane

Shirley, Solihull

- A Very Well Presented Three Storey Five Bedroom Family Home
- Open Plan Family Lounge/Kitchen/Diner & Two Guest W.C's
- Landscaped South Facing Rear Garden
- Two En-Suite Shower Rooms & Family Bathroom

£475,000

Current EPC Rating - B
Current Council Tax Band - E

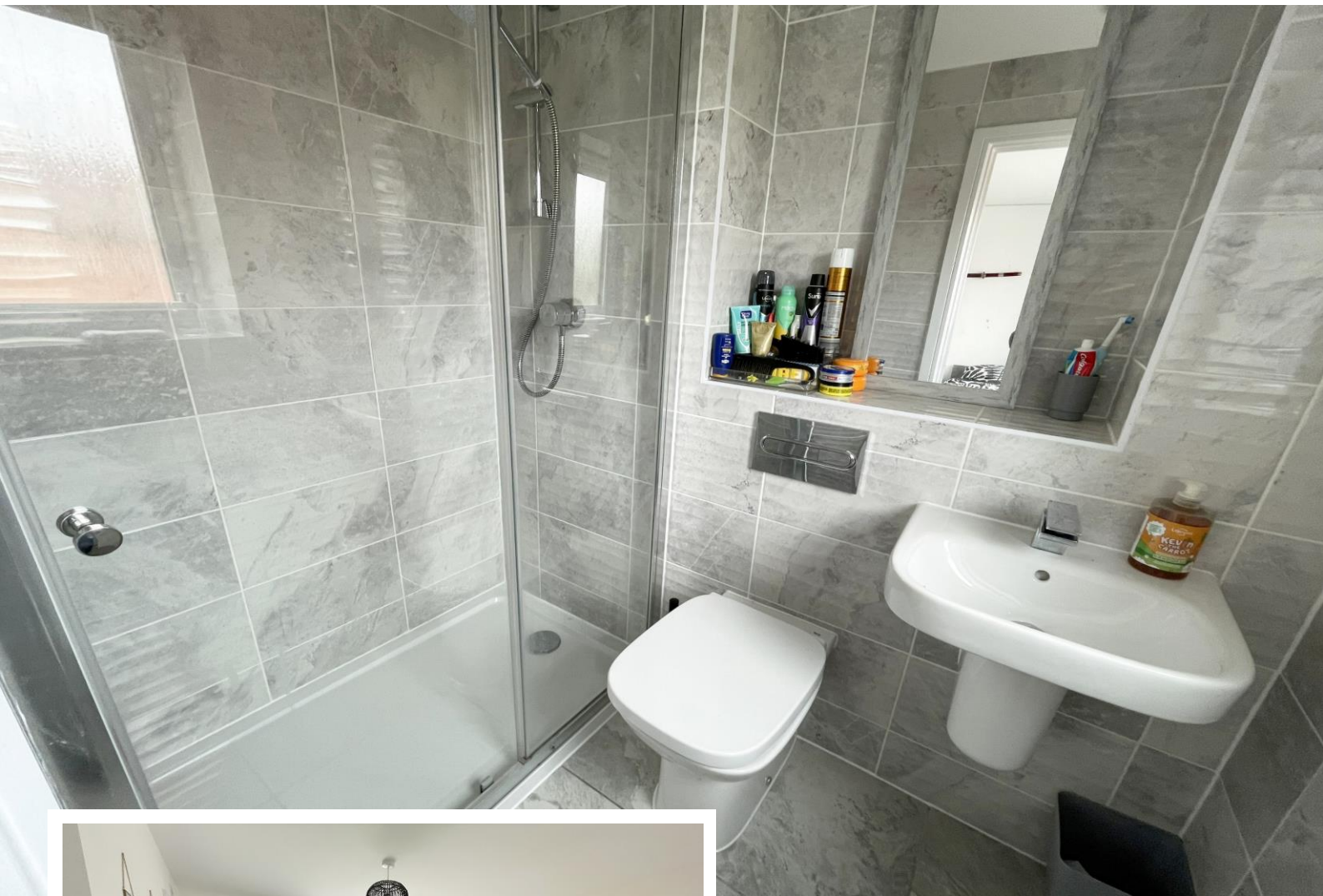




Property Description

A very well presented and recently constructed four/five bedroom semi-detached family home situated in a most convenient location and offering spacious accommodation comprising an open plan family lounge/kitchen/diner, two guest W.C's, spacious first floor lounge/bedroom five, four further bedrooms, two en-suite shower rooms, family bathroom, landscaped South facing rear garden, converted garage/gym 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 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 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

Dining Area to Front 2.77m x 2.46m (9'1" x 8'1")

Fitted Kitchen to Side 2.95m x 2.46m (9'8" x 8'1")

Lounge to Rear 4.67m max x 4.42m max (15'4" max x 14'6" max)

Bedroom Two to Front 3.23m max x 3.1m max (10'7" max x 10'2" max)

Lounge/Bedroom Five to Rear 4.62m x 3.48m (15'2" x 11'5")

Bedroom One to Front 3.35m x 3.1m (11'0" x 10'2")

Bedroom Three to Rear 3.45m x 1.4m plus wardrobes (11'4" x 4'7" plus wardrobes)

Bedroom Four to Rear 3.48m max x 2.44m (11'5" max x 8'0")

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 – E



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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.