



smarthomes

Kingfield Road

Shirley, Solihull, B90 1LX

- An Extremely Well Presented Semi-Detached Family Home
- Three Bedrooms & Four Piece Family Bathroom
- Open Plan Lounge/Diner with Log Burner & Fitted Kitchen
- South/Westerly Facing Rear Garden

£340,000

EPC Rating – D

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 Creteprint driveway providing off road parking extending to side gate access to rear garden, double garage doors, external lighting, electric car charging point and composite front door leading through to

Enclosed Porch

With oak door leading through to

Entrance Hallway

With laminate flooring, radiator, ceiling light point, stairs leading to the first floor accommodation and door leading into



Open Plan Lounge/Diner

22'9" x 11'1" max (6.93m x 3.38m max) With double glazed bay window to front elevation, double glazed French doors with fitted blinds leading out to the rear garden, coving to ceiling, LED ceiling light points, two vertical radiators, laminate flooring, log burner with slate hearth and oak mantle and archway leading into

Fitted Kitchen to Rear

8'6" x 8'0" (2.59m x 2.44m) Being fitted with a range of wall, drawer and base units, complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset electric oven, double glazed window to rear elevation, coving to ceiling, ceiling light point and obscure glazed door leading into



Utility Room to Rear

14' 1" x 6' 6" (4.3m x 2.0m) With obscure double glazed windows to side and rear elevations, UPVC obscure double glazed door leading out to the south west facing rear garden, radiator, ceiling light point, laminate work surface, space and plumbing for washing machine, dishwasher and tumble dryer, space for American style fridge freezer, useful storage cupboard and door to

Guest W.C

With obscure double glazed window to rear, low flush WC, vanity wash hand basin and tiling to splashback areas



Landing

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

Bedroom One to Front

11' 5" x 9' 2" (3.5m x 2.8m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

10' 9" x 9' 6" (3.3m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' 6" x 8' 2" (2.6m x 2.5m) With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

7' 10" x 7' 6" (2.4m x 2.3m) Being fitted with a three piece white suite comprising panelled corner bath with mixer tap and shower attachment, low flush WC, vanity wash hand basin and corner shower cubicle with Triton electric shower, obscure double glazed window to rear, tiling to walls and floor, radiator and spot lights to ceiling

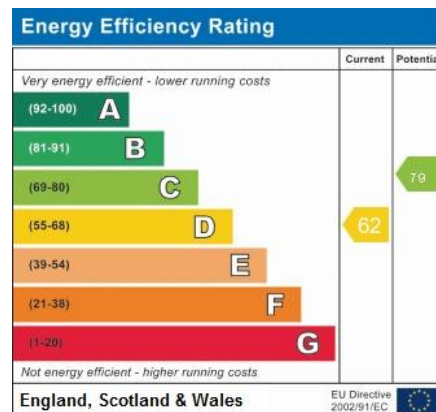
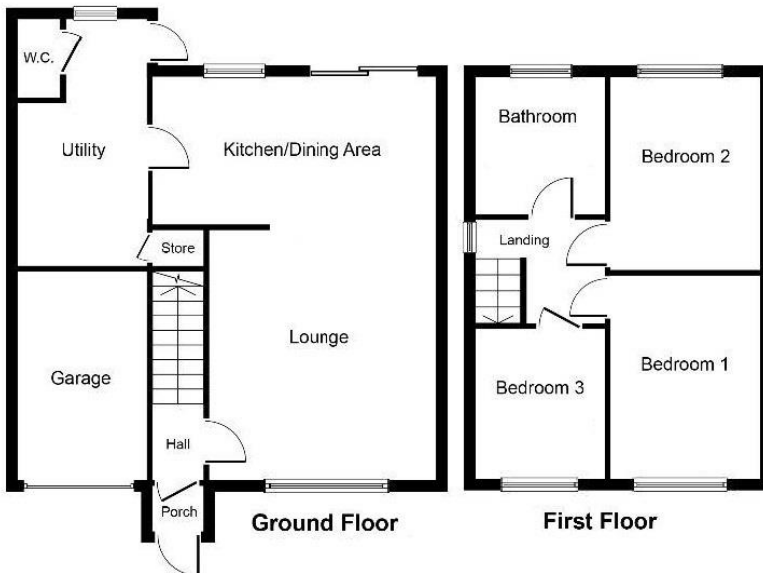
South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, mature hedgerow borders, fencing to boundaries, paved pathway, timber storage shed, side gate access, external lighting and sun blind above French doors to dining room



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.



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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