



smarthomes

## High Street Shirley, Solihull

- A Very Well Maintained Three Bedroom Family Home
- Fitted Kitchen/Diner & Re-Fitted Family Bathroom
- Private Rear Garden & Driveway Parking
- Two Reception Rooms & Guest W.C

**£310,000**

Current EPC Rating - C  
Current Council Tax Band - C

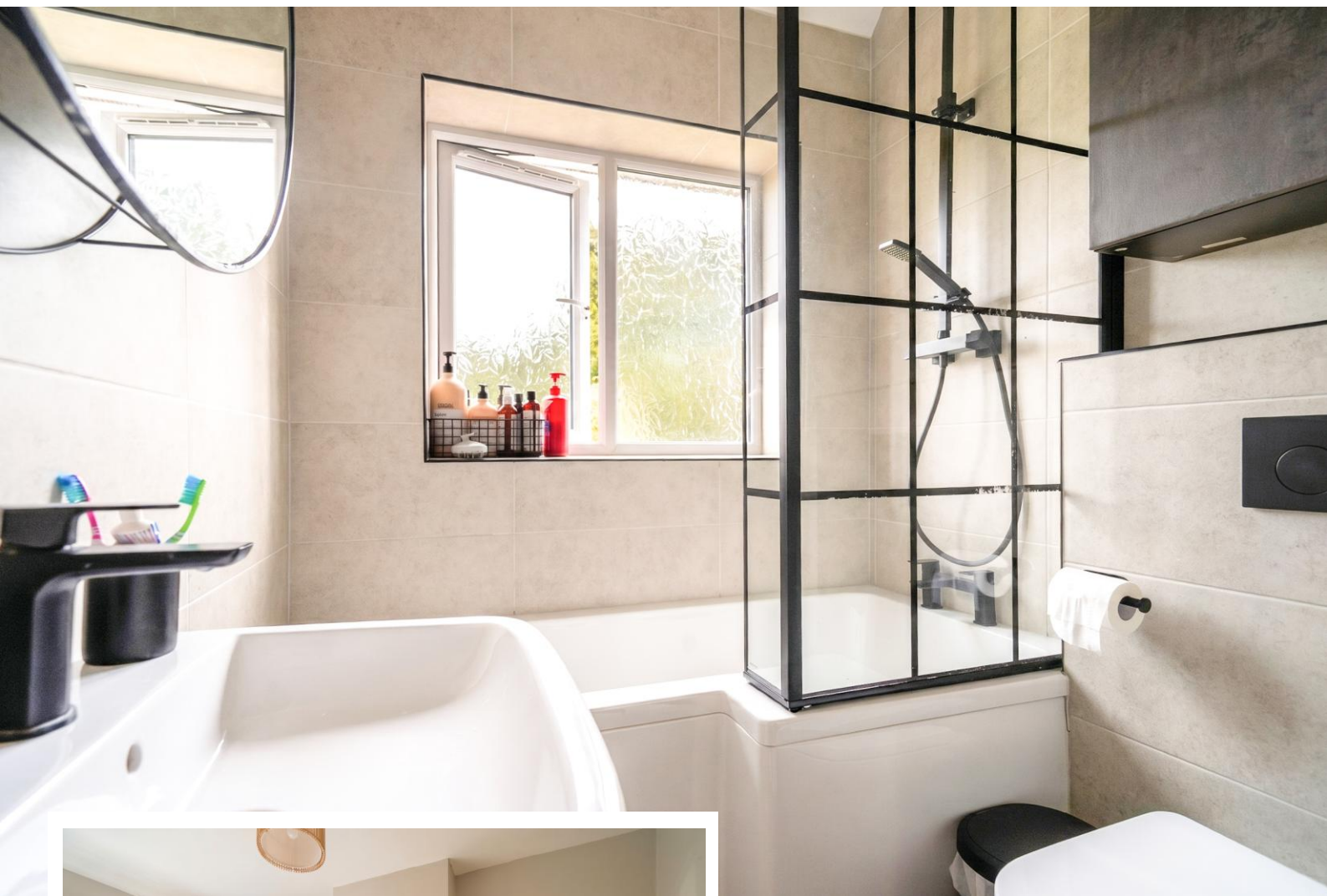




## Property Description

A very well presented semi-detached family home situated in a most convenient location offering accommodation comprising a spacious lounge, kitchen/diner, family room, guest W.C, three bedrooms, re-fitted family bathroom, private rear garden 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

Spacious Lounge to Front 3.8m x 3.4m (12'5" x 11'1")

Kitchen/Diner to Rear 4.4m x 2.7m (14'5" x 8'10")

Family Room to Rear 3.7m x 2.9m (12'1" x 9'6")

Covered Side Passage 3.9m x 1.2m (12'9" x 3'11")

Bedroom One to Front 3.9m x 2.6m (12'9" x 8'6")

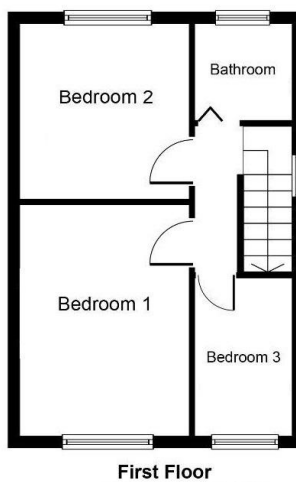
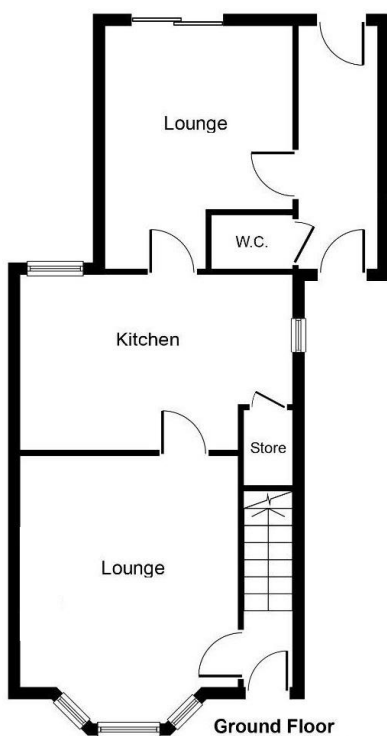
Bedroom Two to Rear 2.7m x 2.7m (8'10" x 8'10")

Bedroom Three to Front 2.4m x 1.6m (7'10" x 5'2")

Re-Fitted Family Bathroom to Rear 1.5m x 1.4m (4'11" x 4'7")

### 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 – C



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