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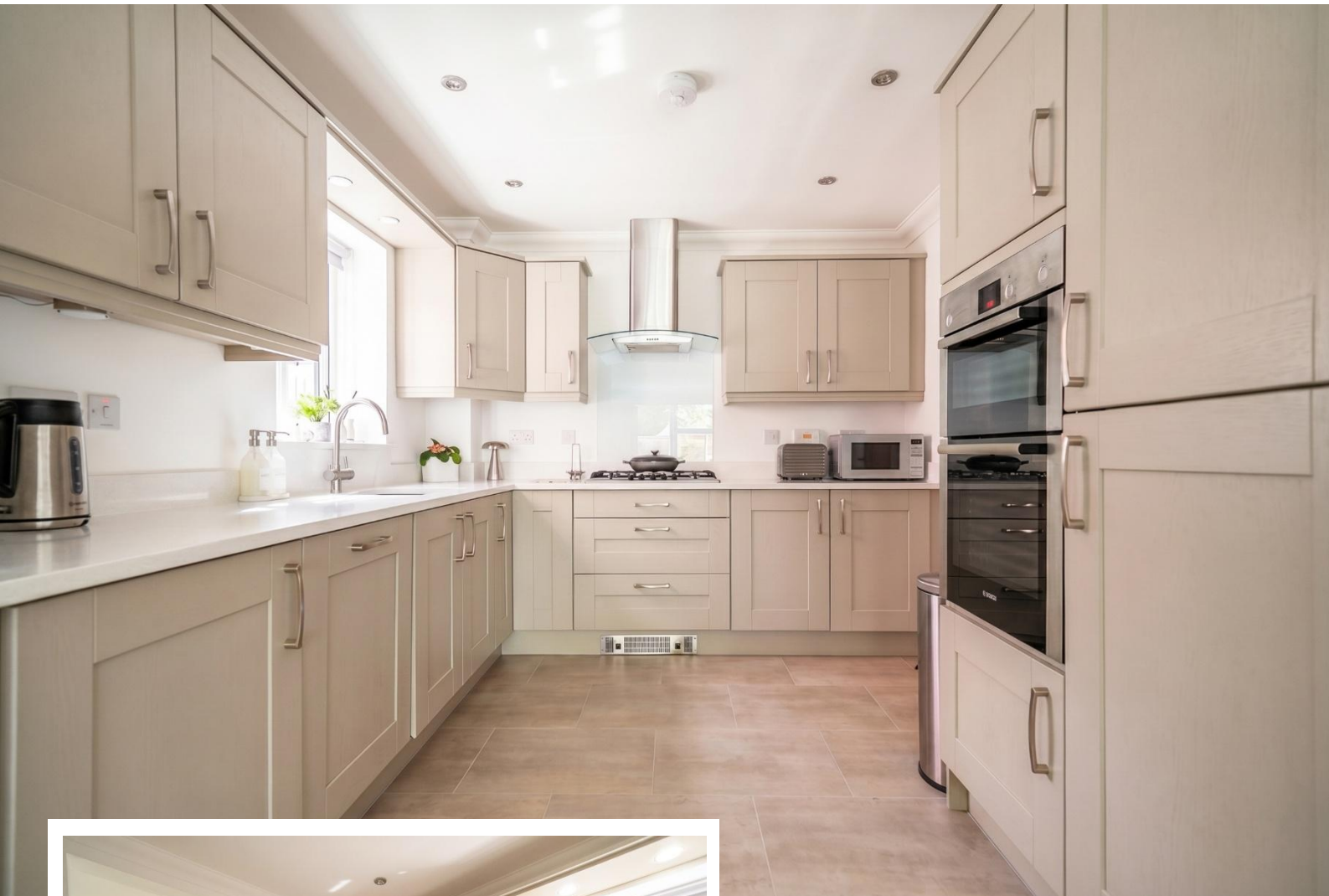
Heath Drive Shirley, Solihull

- A Beautifully Presented Detached Family Home
- Formerly Four Bedrooms Currently Converted To Three Bedrooms
- Easily Converted Back To Four Bedrooms
- Modern Fitted Kitchen Opening To Open Plan Lounge Diner With Log Burner

£600,000

Current EPC Rating 78 (C)
Current Council Tax Band E





Property Description

Early viewing is advised of this beautifully presented former four bedroom detached property, currently converted to three bedrooms with master bedroom having walk-in dressing area which can easily be converted back to form four bedrooms. The accommodation benefits from Karndean flooring throughout the ground floor and briefly affords fitted kitchen opening through to open plan lounge diner with feature log burner, utility room, guest WC, master en suite and walk-in dressing area, luxurious family bathroom, delightful landscaped rear garden, off-road parking, UPVC double glazing and gas central heating

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 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

Entrance Hall

Guest WC

Utility Room - 3.7m x 2.5m (12'1" x 8'2")

Modern Fitted Kitchen to Side - 3.1m x 2.7m (10'2" x 8'10")

Lounge Diner to Rear - 6.5m x 5.1m (21'3" x 16'8")

Master Bedroom to Rear - 3.3m x 3.2m (10'9" x 10'5")

En Suite Shower Room to Side

Walk-in Wardrobe - 3.2m x 1.7m (10'5" x 5'6")

Bedroom Two to Front - 3.7m x 2.5m (12'1" x 8'2")

Bedroom Three to Front - 2.3m x 2.2m (7'6" x 7'2")

Family Bathroom to Side - 2.4m x 1.7m (7'10" x 5'6")

Tenure

We are advised by the vendor that the property is freehold with a monthly service charge of £15.00. We would advise all interested parties to obtain verification through their own solicitor or legal representative

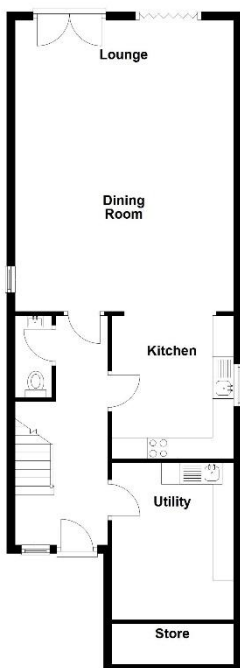
EPC supplied by Nigel Hodges

Current council tax band – E



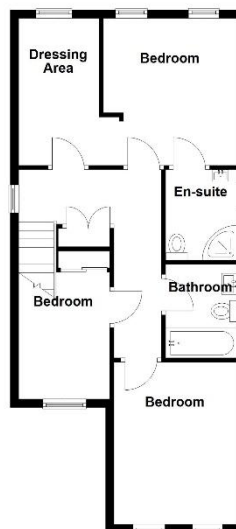
Ground Floor

Approx. 72.6 sq. metres (781.4 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.6 sq. feet)



Total area: approx. 128.0 sq. metres (1377.9 sq. feet)

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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.