



smarthomes

Shakespeare Road

Shirley, Solihull

- A Three Bedroom Semi-Detached Family Home
- Open Plan Re-Fitted Kitchen/Diner
- South Facing Rear Garden & Rear Garage
- No Upward Chain

Offers Over £345,000

Current EPC Rating - D
Current Council Tax Band - B

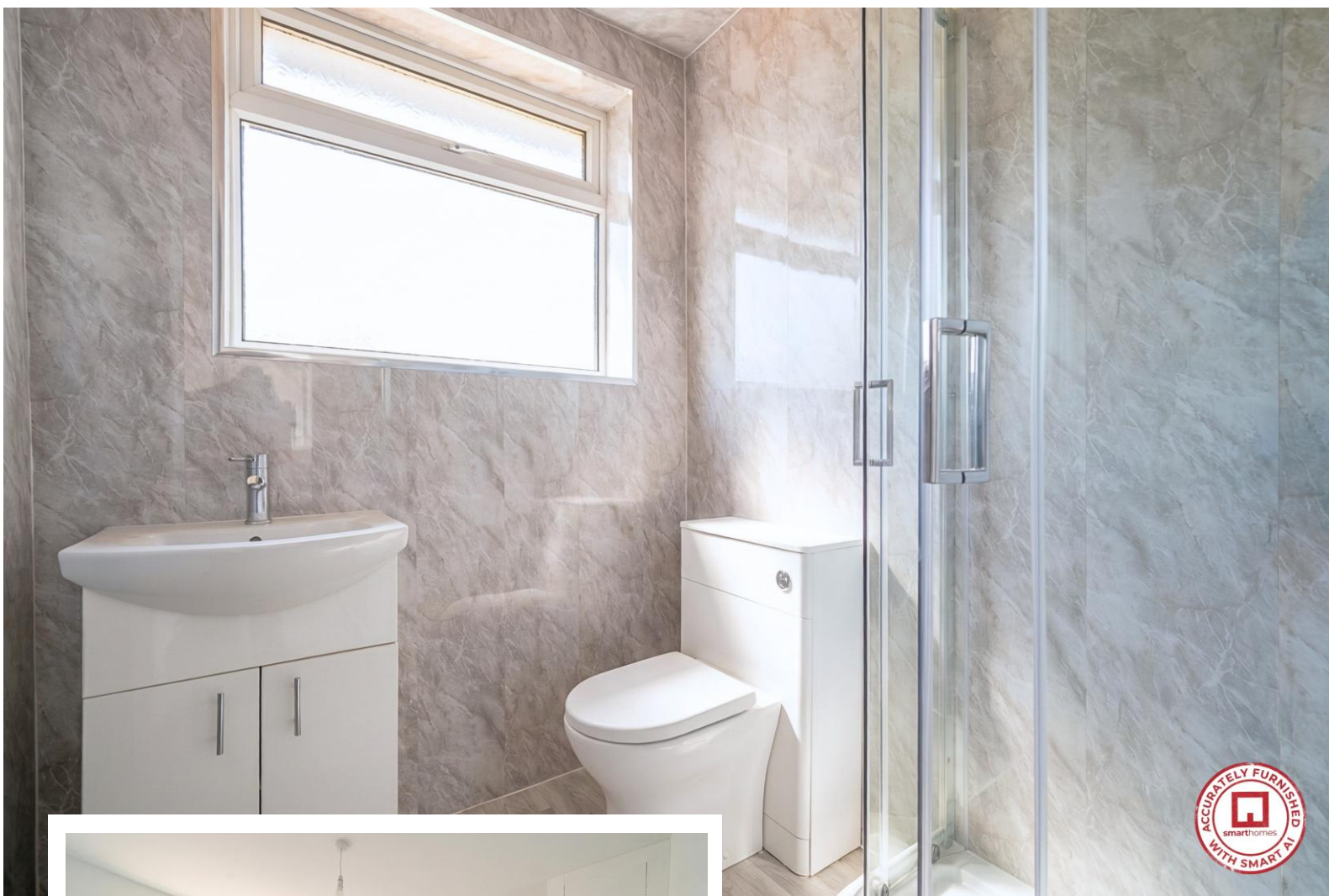




Property Description

An extended and completely refurbished end-terrace family home benefiting from no upward chain and offering accommodation comprising a spacious lounge, extended & re-fitted kitchen/diner, guest W.C, three bedrooms, re-fitted family shower room, driveway parking, rear garage and a South/Westerly facing rear garden

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 4m x 3.5m (13'1" x 11'5")

Extended & Re-Fitted Family Kitchen/Diner to Rear 4.9m x 3.5m (16'0" x 11'5")

Bedroom One to Rear 3.3m x 2.7m (10'9" x 8'10")

Bedroom Two to Front 3.3m x 2.7m (10'9" x 8'10")

Bedroom Three to Front 2.3m x 1.6m (7'6" x 5'2")

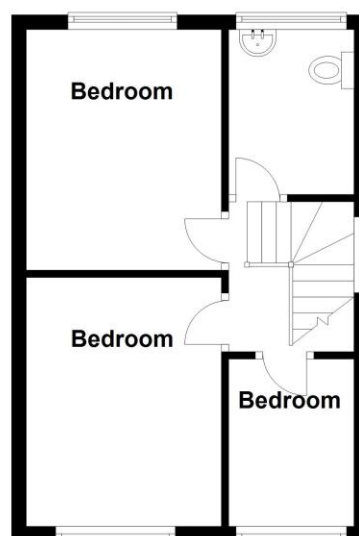
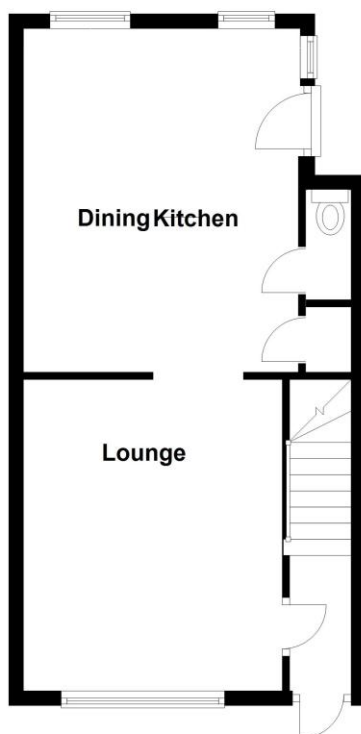
Re-Fitted Family Shower Room to Rear 1.7m x 1.6m (5'6" x 5'2")

Agents Note – Digital Assistance

This property is being displayed with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

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 – B



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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.