



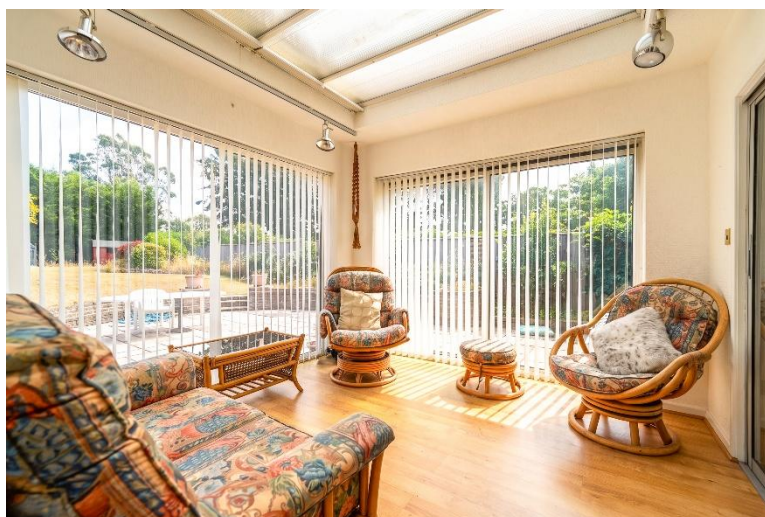
Ufton Close Shirley, Solihull

- A Substantially Extended Three Bedroom Detached Home
- Extended Breakfast Kitchen & Three Reception Rooms
- Large Easterly Facing Rear Garden
- En-Suite Shower Room & Five Piece Family Bathroom

£550,000

Current EPC Rating - E
Current Council Tax Band - F

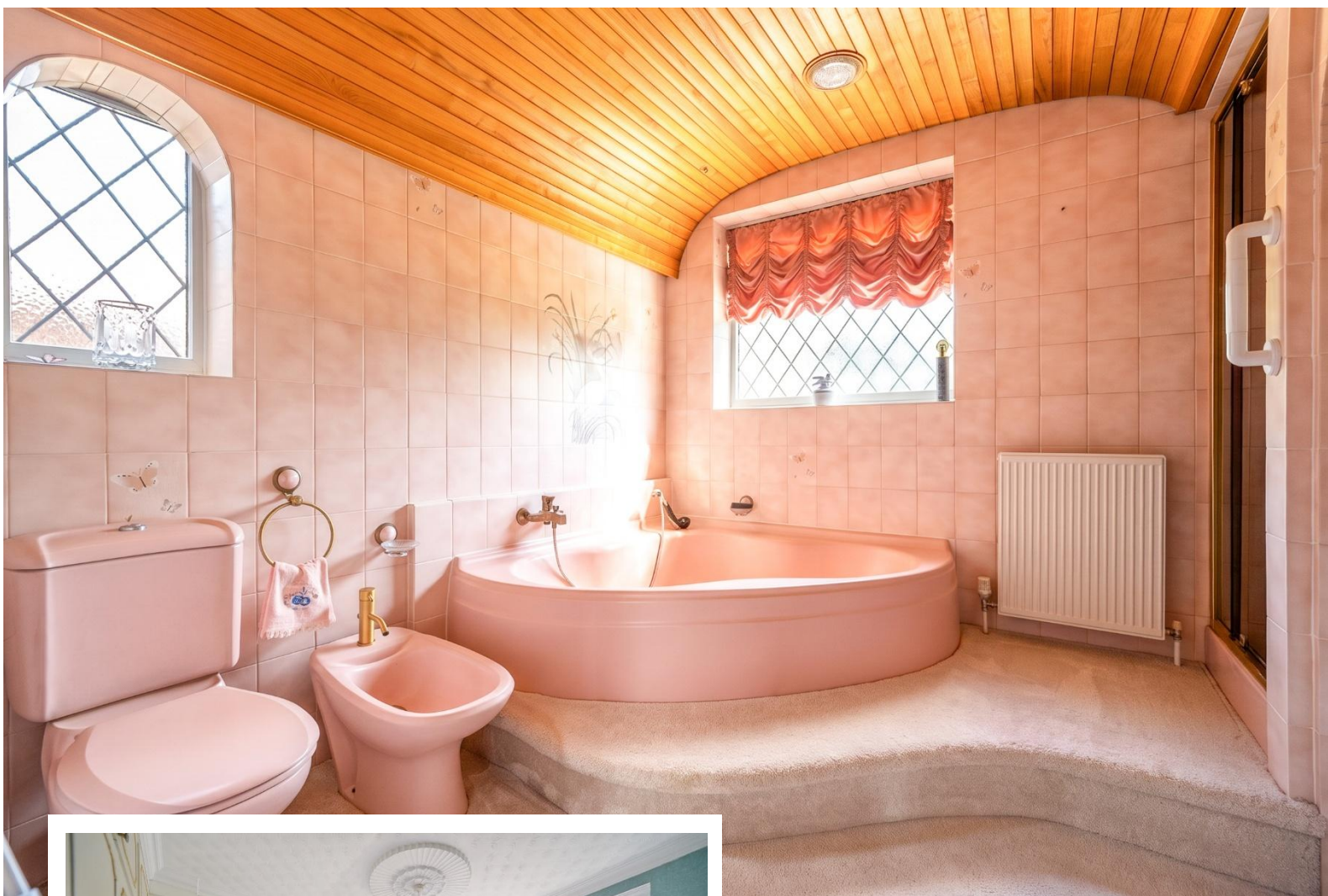




Property Description

A significantly extended detached family home situated in a quiet cul-de-sac location offering further potential for extension (STPP) and benefiting from no upward chain. The property currently sits in the catchment area for Tudor Grange Secondary School and offers accommodation affording three good sized bedrooms, lounge, dining room, living room, extended breakfast kitchen leading through to conservatory, guest WC, utility room, en-suite shower room, spacious five piece family bathroom, large Easterly facing rear garden and ample off-road 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 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

Lounge to Front 2.2m x 4.2m (7'2" x 13'9")

Dining Room to Front 3.2m x 4m (10'5" x 13'1")

Living Room to Rear 3.8m x 6.2m (12'5" x 20'4")

Conservatory to Rear 3m x 3.1m (9'10" x 10'2")

Breakfast Kitchen to Rear 5.3m x 3m (17'4" x 9'10")

Inner Lobby 2.3m x 2.7m (7'6" x 8'10")

Utility Room 1.5m x 3.5m (4'11" x 11'5")

Master Bedroom to Front 3.4m x 3.4m (11'1" x 11'1")

En Suite Shower Room 2.3m x 4m (7'6" x 13'1")

Bedroom Two to Rear 2.5m x 3.8m (8'2" x 12'5")

Dual Aspect Bedroom Three to Front 3.6m x 2.2m (11'9" x 7'2")

Spacious Five Piece Family Bathroom to Rear 2.7m x 3m (8'10" x 9'10")

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 – F



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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.