

smarthomes

Portia Avenue

Shirley, Solihull

- A Beautifully Presented Extended Detached Property
- Three Bedrooms
- Extended Vaulted Breakfast Kitchen Diner/Family Area
- Lounge
- Converted Play Room
- Four Piece Family Bathroom

£565,000

Current EPC Rating TBC

Current Council Tax Band F











Property Description

A beautifully presented extended detached property briefly affording lounge, extended vaulted breakfast kitchen diner/family area, converted play room, guest WC, three double bedrooms, four piece family bathroom, 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

Porch

Entrance Hallway

Lounge to Front - 5m (into bay) x 3.3m (16'4" x 10'9")

Extended Breakfast Kitchen Diner/Family Room to Rear - 8.4m x 6.4m (27'6" x 20'11")

Guest WC

Converted Play Room - 3.3m x 2.1m (10'9" x 6'10")

Bedroom One to Rear - 5m (into bay) x 3.6m (16'4" x 11'9")

Bedroom Two to Front - 5m (into bay) x 3.3m (16'4" x 10'9")

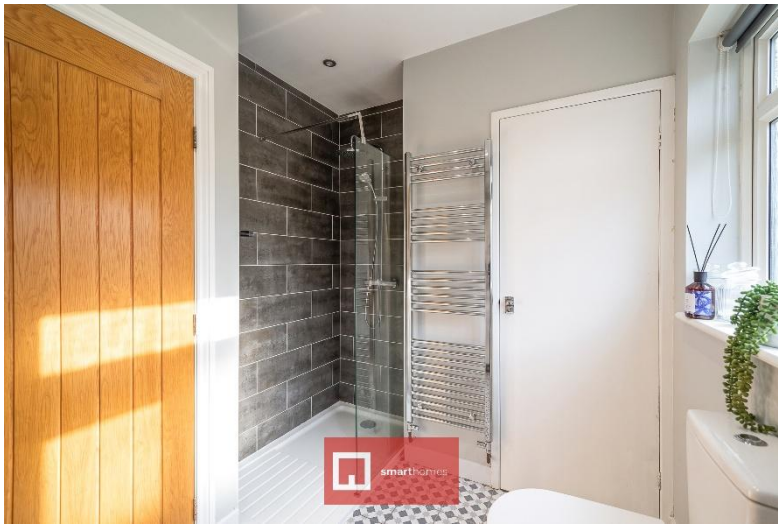
Bedroom Three to Front - 3.6m x 2.3m (11'9" x 7'6")

Four Piece Family Bathroom to Rear - 2.9m x 2.1m (9'6" x 6'10")

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 Nigel Hodges
Current council tax band – F









316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.