

smarthomes

Rolan Drve

Shirley, Solihull

- A Well Presented Three Bedroom Semi Detached Property
- Lounge
- Dining Room
- Modern Breakfast Kitchen
- Guest WC
- Four Piece Family Bathroom
- Private Rear Garden

£360,000

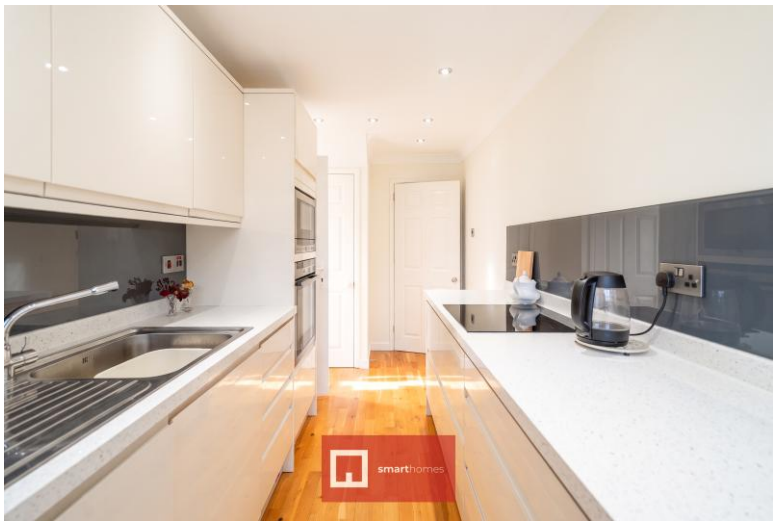
Current EPC Rating - TBC

Current Council Tax Band - D











Property Description

A well presented three bedroom semi detached property situated in a quiet cul-de-sac location and briefly affording dining room, lounge, guest WC, breakfast kitchen, four piece family bathroom, private rear garden, garage, off-road parking, gas central heating and double glazing where specified

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

Dining Room to Front - 4.6m x 2.9m (15'1" x 9'6")

Guest WC

Breakfast Kitchen to Rear - 5.2m x 2.1m (17'0" x 6'10")

Side Passage - 6.6m x 1.4m (21'7" x 4'7")

Lounge to Rear - 5.1m x 3.3m (16'8" x 10'9")

Bedroom One to Rear - 4.2m x 3.2m (13'9" x 10'5")

Bedroom Two to Front - 3.6m x 2.9m (11'9" x 9'6")

Bedroom Three to Front - 2.7m x 2.4m (8'10" x 7'10")

Four Piece Family Bathroom to Rear - 3.3m x 2.1m (10'9" 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 – D









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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.