



smarthomes

Dunard Road

Shirley, Solihull, B90 2HR

- A Well Maintained Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Four Piece Family Bathroom

£295,000

EPC Rating 55

Current Council Tax Band C





Property Description

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.



The property is set back from the road behind a gravel driveway providing off road parking with steps leading up to gated side access and UPVC double glazed door leading into

Enclosed Porch

With door leading through to

Entrance Hallway

With quarry tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Lounge to Front

10' 6" x 14' 6" (3.2m x 4.42m) With double glazed bay window to front elevation, radiator, ceiling light point, wooden fire surround, coving to ceiling and wood effect flooring

Dining Room to Rear

12' 2" x 10' 2" (3.71m x 3.1m) With double glazed sliding patio doors leading out to the rear garden, wood effect flooring, ceiling light point, radiator, panelling to walls and built-in storage



Kitchen to Rear

7' 6" x 8' 6" (2.29m x 2.59m) Having fitted storage and laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine, space for fridge freezer, tiled flooring, ceiling light point, wall mounted Worcester Bosch boiler, double glazed window to rear and door to side passage

Accommodation on the First Floor

Landing

Having a loft hatch with drop down ladders, radiator, obscure double glazed window to side, ceiling light point and doors leading off to



Bedroom One to Front

14' 5" x 10' 5" (4.39m x 3.18m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 7" x 10' 4" (3.53m x 3.15m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

6' 4" x 8' 2" (1.93m x 2.49m) With double glazed window to front elevation, radiator, ceiling light point and useful over-stairs storage cupboard

Four Piece Family Bathroom to Rear

7' 2" x 8' 6" (2.18m x 2.59m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, shower cubicle and pedestal wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, radiator and ceiling light point



Rear Garden

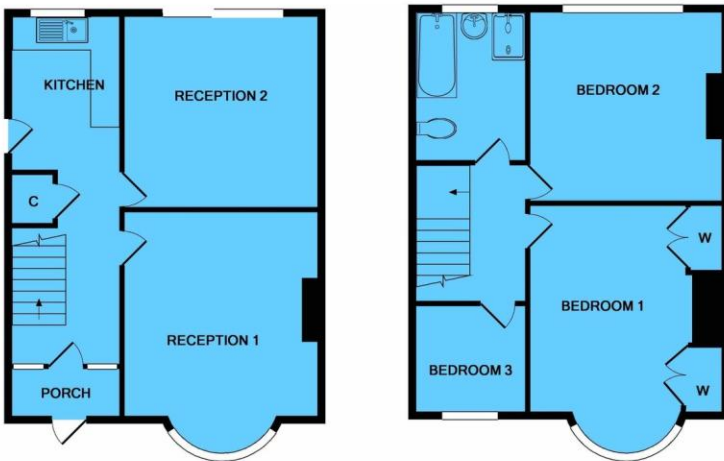
Having a paved patio area with steps leading up to lawned area, fencing to boundaries, gated side access and insulated shed formerly used as a creative studio

Garage to Rear

A semi detached garage with up and over garage door to Geoffrey Road, door to rear garden and space in front for additional off road parking

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

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

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