



smarthomes

Shotteswell Road

Shirley, Solihull, B90 2RN

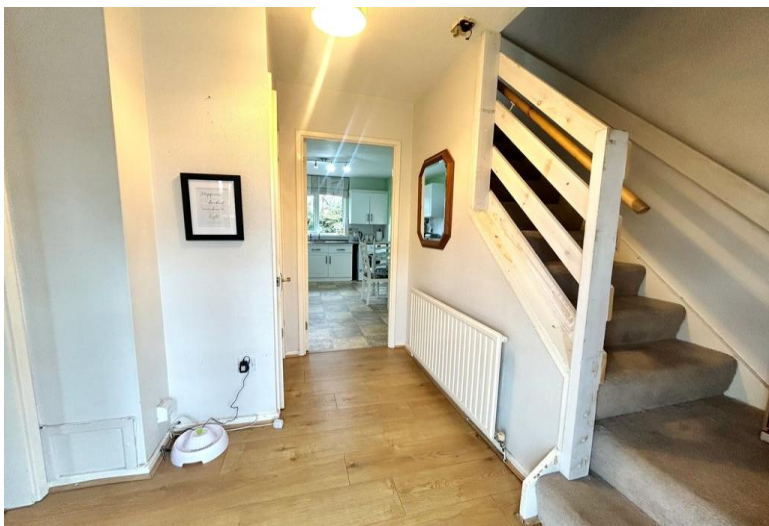
- A Detached French Style Family Home
- Three Double Bedrooms
- Potential To Extend STPP
- No Upward Chain

£385,000

EPC Rating 67

Current Council Tax Band E





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 lawned fore garden and block paved driveway providing off road parking extending to up and over garage door UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tile effect flooring and obscure glazed door leading through to



Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With corner wash hand basin, low flush WC and ceiling light point



Spacious Lounge

23' 7" x 11' 10" (7.19m x 3.61m) With double glazed French doors to front elevation, double glazed windows incorporating double glazed door leading out to the rear garden, two radiators and two ceiling light points

Breakfast Kitchen to Rear

14' 6" x 9' 7" (4.42m x 2.92m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit, panelling to splashback areas, space for cooker, space and plumbing for washing machine, space for fridge freezer, useful under-stairs pantry, radiator, ceiling light point, double glazed window to rear and double glazed door leading out to the rear garden

Accommodation on the First Floor

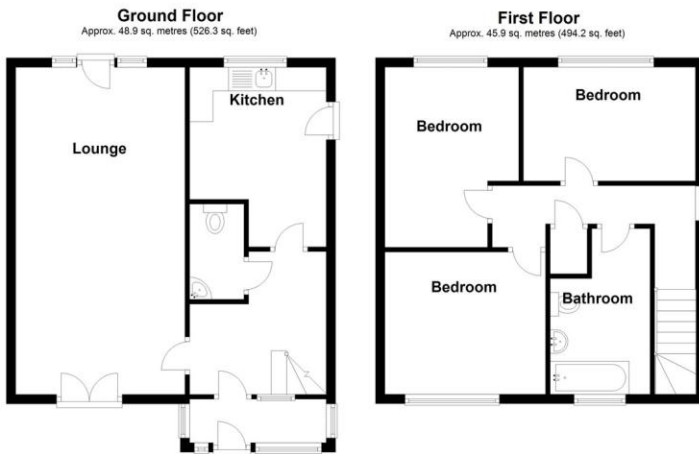
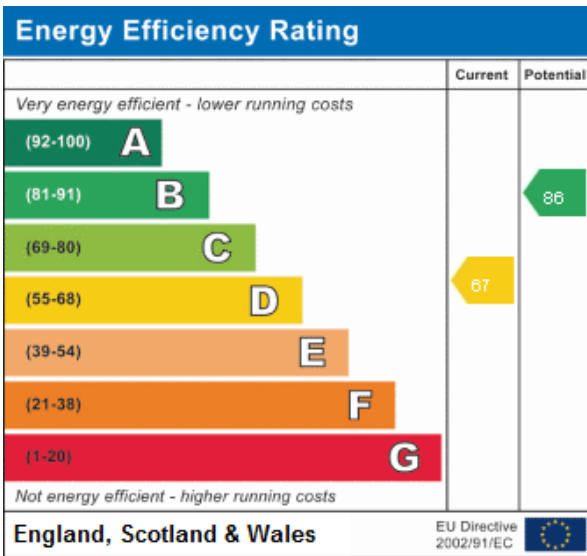
Landing

With ceiling light point, double glazed window to side, access to loft space, airing cupboard and doors leading off to



Bedroom One to Front

9' 8" x 12' 0" (2.95m x 3.66m) With double glazed window to front elevation, radiator and ceiling light point



Total area: approx. 94.8 sq. metres (1020.4 sq. feet)

Bedroom Two to Rear

13' 1" x 9' 7" (3.99m x 2.92m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

8' 3" x 12' 0" (2.51m x 3.66m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

Being fitted with a three piece suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, panelling to water prone areas, obscure double glazed window to front, radiator and ceiling light point

Rear Garden

Being mainly laid to lawn with paved patio, crazy paved pathway, fencing to boundaries, mature shrub borders, security lighting and access to garage

Garage

17' 4" x 8' 7" (5.28m x 2.62m) Being ideal for conversion subject to planning permission with up and over garage door to driveway

Tenure

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