



smarthomes

## Acheson Road

Shirley, Solihull, B90 2JE

- An Extended Semi Detached Family Home
- Three Bedrooms
- Extended Lounge Diner
- Extended Kitchen

**Offers Over £300,000**

EPC Rating 65

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 block paved driveway providing off road parking extending to gated side access, exterior lighting and storm porch with double glazed composite front door leading through to

**Entrance Hallway**

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

**Guest WC**

With obscure double glazed window, low flush WC, spot lights to ceiling, corner wash hand basin with tiled splashback, radiator and tiled flooring



**Kitchen to Rear**

14' 5" x 8' 6" (4.4m x 2.6m) Being fitted with a range of wall and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, under-cupboard lighting, space and plumbing for washing machine, space for fridge freezer, vertical radiator, ceiling light points, tiled flooring, feature vaulted ceiling with Velux window, double glazed window to rear and UPVC double glazed door leading out to the rear garden



**Extended Lounge Diner to Rear**

21' 7" x 9' 10" (6.6m x 3.0m) With double glazed French doors leading out to the rear garden, feature vaulted ceiling with Velux window, ceiling light points, wood effect flooring and two radiators

**Sitting Room to Front**

12' 9" x 9' 10" (3.9m x 3.0m) With double glazed bay window to front elevation, radiator, wood effect flooring, ceiling light point and picture rail

**Accommodation on the First Floor**

**Landing**

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

**Bedroom One to Rear**

13' 5" x 8' 6" (4.1m x 2.6m) With double glazed bay window to rear elevation, radiator and ceiling light point





### Bedroom Two to Front

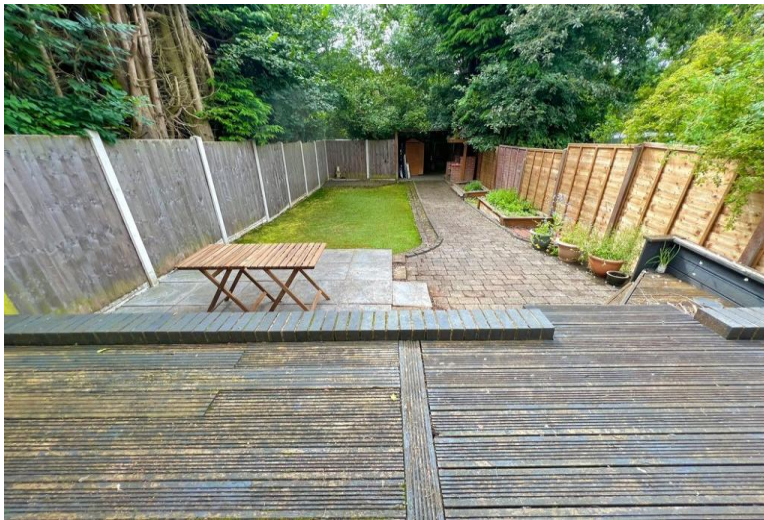
12' 9" x 9' 10" (3.9m x 3.0m) With double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Three to Front

7' 2" x 5' 2" (2.2m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with Metro style tiling to water prone areas, tiled flooring, obscure double glazed window to rear, feature radiator, loft access and spot lights to ceiling



### West Facing Rear Garden

Having a decked patio with steps leading down to a paved patio, block paved pathway, artificial lawned area, raised timber planters, fencing to boundaries, timber shed, brick barbeque with cover over, exterior power points and security lighting

### 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 vendor. Current council tax band – C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 and 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.