



smarthomes

## Shakespeare Drive

Shirley, Solihull, B90 2AR

- A Well Presented Link Detached Bungalow
- Three Double Bedrooms
- Spacious Lounge
- South West Facing Rear Garden

**£525,000**

EPC Rating 58

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 block paved driveway providing off road parking extending to UPVC obscure double glazed door to side entrance, external lighting, up and over garage door, electric car charging point and double glazed composite front door leading through to





### Entrance Hallway

With ceiling light points, wood effect flooring, coving to ceiling, radiator, two useful storage cupboards and doors leading off to

### Spacious Lounge to Rear

16' 4" x 14' 5" (5.0m x 4.4m) With double glazed windows incorporating French doors leading out to the South West facing rear garden, wall lighting, coving to ceiling, radiator and electric fireplace with marble hearth and surround

### Kitchen

11' 5" x 10' 9" (3.5m x 3.3m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary Corian work surfaces, feature Belfast sink with mixer tap, tiling to splashback areas, four ring induction hob with extractor canopy over, inset eye-level AEG double oven and grill, integrated dishwasher, wine cooler and fridge freezer, under-cupboard lighting, vertical radiator, spot lights to ceiling, tiled flooring, cupboard housing Worcester boiler, double glazed window to side and UPVC double glazed door leading to side passage



### Bedroom Three/Dining Room to Rear

12' 5" x 9' 6" (3.8m x 2.9m) With double glazed windows incorporating French doors leading out to the rear garden, ceiling light point, coving to ceiling, dado rail and radiator

### Bedroom One to Front

15' 1" x 11' 9" (4.6m x 3.6m) With double glazed bow window to front elevation, radiator, coving to ceiling and ceiling light points



### Bedroom Two to Front

10' 9" x 9' 6" (3.3m x 2.9m) With double glazed bow window to front elevation, radiator, wood effect flooring, coving to ceiling, ceiling light point and built-in storage cupboard

### Guest WC

With obscure double glazed window to side, WC with enclosed cistern, vanity wash hand basin, tiling to walls and floor, ladder style radiator, extractor and ceiling light point



### Re-Fitted Family Shower Room

8' 6" x 62' 4" (2.6m x 19m) Being re-fitted with a three piece white suite comprising of; over-sized walk-in shower with thermostatic rainfall shower and additional shower attachment, WC with enclosed cistern and vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to side, ladder style radiator, extractor, LED mirror and spot lights to ceiling





**Side Passage**

With UPVC obscure double glazed door to driv away, tiled flooring, wall lighting, polycarbonate roof, UPVC double glazed door and window to rear, door to utility area and opening through to

**Home Office to Rear**

12' 1" x 7' 2" (3.7m x 2.2m) With power points, tiled flooring and ceiling downlighters

**Utility Area**

8' 6" x 7' 2" (2.6m x 2.2m) With double glazed window to office area, a range of wall and base units, Quartz worktop, sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, ceiling spot lights, tiled flooring and door to garage

**Garage**

13' 1" x 8' 10" (4.0m x 2.7m) With electric metal up and over garage door to driv away, power points and ceiling light point

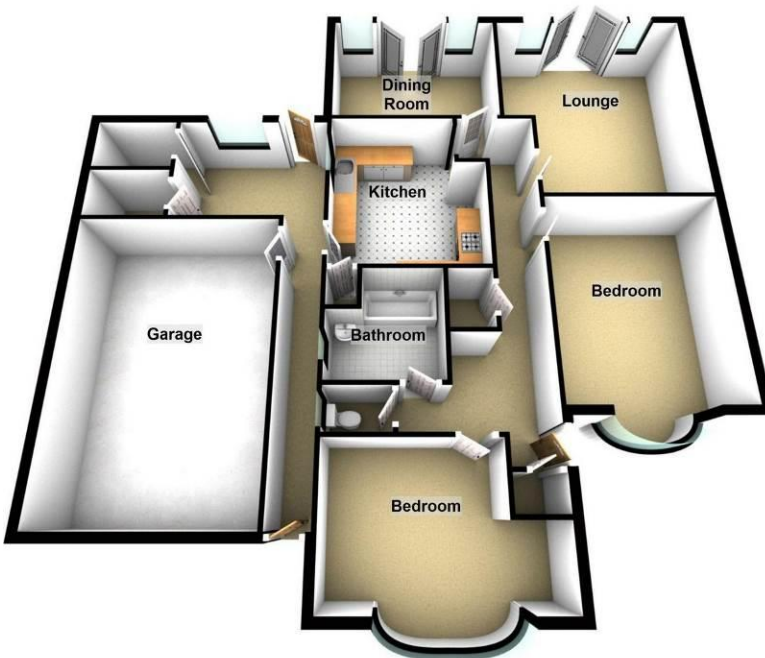
**South West Facing Rear Garden**

Being mainly laid to lawn with paved patio, paved stepping stone pathway, fencing and hedging to boundaries, a variety of mature shrubs and bushes, security lighting, timber framed Summer house and outside tap



**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 - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(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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