



smarthomes

Shepherds Green Road

Shirley, Solihull, B90 4DY

- A Modern Three Storey Semi Detached Town House
- Three Good Size Bedrooms
- Open Plan Dining Kitchen & Lounge
- En-Suite Shower Room

£376,200

EPC Rating 84

Current Council Tax Band D





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 tarmacadam off road parking extending to open style garage and paved pathway leading to canopy porch with composite front door giving access to

Entrance Hallway

With two ceiling light points, radiator, wood effect flooring, stairs leading to the first floor accommodation, double doors to storage and doors leading off to

Guest WC

With low flush WC, corner pedestal wash hand basin, radiator, extractor, tiling to half height, ceiling light point and wood effect flooring



Utility Room

With space and plumbing for washing machine, cupboard housing boiler, UPVC double glazed door to rear garden, wood effect flooring and ceiling light point

Accommodation on the First Floor

Landing

With stairs leading to the second floor accommodation, radiator, ceiling light point and doors leading off to



L-Shaped Open Plan Lounge Diner & Kitchen

25' 2" max x 17' 5" max (7.67m x 5.31m) The kitchen area is fitted with an attractive range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor over, inset eye-level electric oven, integrated dishwasher, fridge and freezer, double glazed window to rear elevation, ceiling spot lights and wood effect flooring extending through to the dining area and lounge with two windows to front elevation, two radiators and two ceiling light points

Home Office to Rear

6' 6" x 5' 8" (1.98m x 1.73m) With double glazed window to rear elevation, radiator and ceiling light point



Accommodation on the Second Floor

Landing

With over-stairs storage cupboard, loft hatch, double glazed window to side and doors leading off to

Bedroom One to Front

15' 10" x 10' 0" (4.83m x 3.05m) With double glazed window to front elevation, radiator, ceiling light point and door leading into



En-Suite Shower Room

5' 2" x 6' 2" (1.57m x 1.88m) Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, ladder style radiator, shaver socket, extractor and spot lights to ceiling

Bedroom Two to Rear

10' 8" x 9' 3" (3.25m x 2.82m) With double glazed window to rear elevation, radiator and ceiling light points

Bedroom Three to Front

7' 4" x 8' 8" (2.24m x 2.64m) With double glazed window to front elevation, radiator and ceiling light points



Family Bathroom to Rear

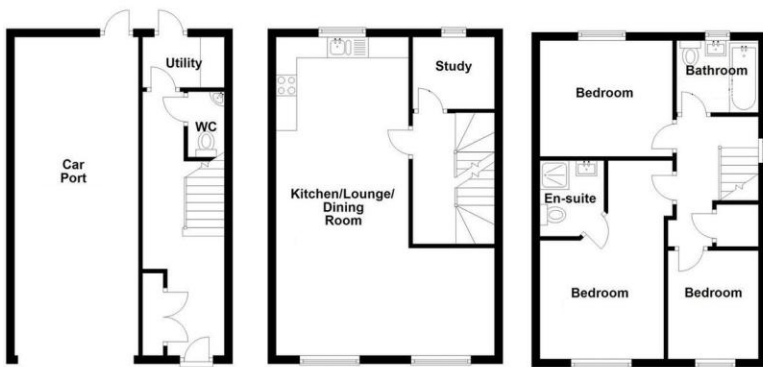
5' 10" x 6' 6" (1.78m x 1.98m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

South East Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and gated side access

Garage

9' 11" x 24' 5" (3.02m x 7.44m) Being open style with door to rear garden, power and lighting



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 – D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.