



smarthomes



- A Very Well Presented & Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Re-Fitted Kitchen
- Private South Facing Rear Garden

Jacey Road, Shirley, Solihull, B90 3LN

A very well presented & extended semi-detached family home situated in a most popular location and offering accommodation comprising a spacious through lounge/diner, re-fitted kitchen, utility room, guest W.C, three good size bedrooms, family bathroom, separate W.C, private South facing rear garden, driveway parking and side garage

£400,000

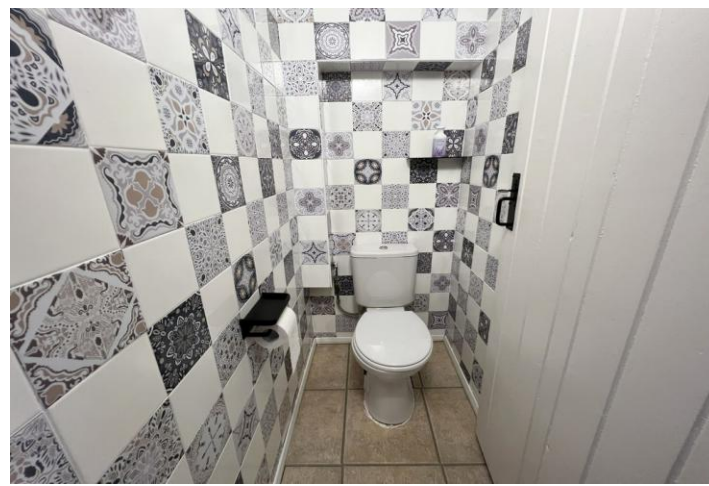
EPC Rating - 45

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 a paved driveway providing off road parking with garden area to side and a UPVC double glazed door leading into

### **Enclosed Porch**

With double glazed windows to property frontage and side, tiled flooring and further UPVC double glazed door leading to



### **Entrance Hallway**

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



### **Spacious Through Lounge/Diner**

27' 6" x 9' 10" (8.4m x 3m) With UPVC double glazed bay window to front elevation, double glazed sliding patio doors to rear garden, wooden flooring, two wall mounted radiators, two ceiling light points and a wall mounted electric fire

### **Re-Fitted Kitchen to Rear**

11' 9" x 10' 9" (3.6m x 3.3m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over. Eye level double oven, space and plumbing for dishwasher and under counter fridge, concealed wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling spot lights, UPVC double glazed windows to the side and rear aspects and UPVC double glazed door to

### **Utility Room**

20' 4" max x 8' 2" max (6.2m max x 2.5m max) With a fitted work surface with space and plumbing beneath for washing machine, tumble dryer and freezer, wall mounted wash hand basin, UPVC double glazed door to side, UPVC double glazed window to rear, two roof lanterns, tiling to floor, UPVC double glazed door to garage, lighting and door to

### **Guest W.C**

Being fitted with a modern white low flush W.C, tiling to full height and floor and ceiling light point

### **Landing**

With ceiling light point, loft hatch and doors leading off to

### **Bedroom One to Front**

14' 9" x 9' 10" (4.5m x 3m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of built in wardrobes and drawers

### **Bedroom Two to Rear**

12' 1" x 8' 6" (3.7m x 2.6m) With double glazed window to rear elevation, radiator, built in wardrobes and ceiling light point

### **Extended Bedroom Three to Front**

8' 6" max x 8' 2" max (2.6m max x 2.5m max) With double glazed window to front elevation, built in wardrobes, radiator and ceiling light point

### **Family Bathroom**

8' 6" x 8' 2" (2.6m x 2.5m) Being fitted with a white suite comprising of a feature freestanding claw and ball bath, separate corner shower enclosure and feature vanity wash hand basin. Chrome heated towel rail, tiling to full height and floor, airing cupboard, ceiling spot lights and an obscure double glazed window to the side elevation

### **Separate W.C**

Being fitted with a modern white low flush W.C, obscure UPVC double glazed window, tiling to full height and floor and ceiling spot light

### **Private South Facing Rear Garden**

Being mainly laid to lawn with a decked patio area, exterior lighting, pond, timber storage shed and panelled fencing to boundaries

## Garage

16' 8" x 7' 10" (5.1m x 2.4m) Located at the side of the property with an up and over door for vehicular access, power points and courtesy door to utility

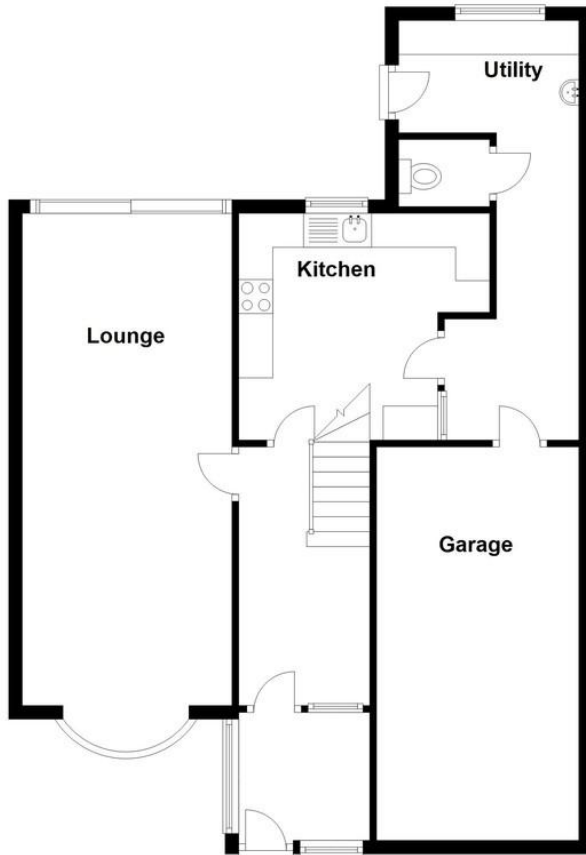
## Tenure

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 - D



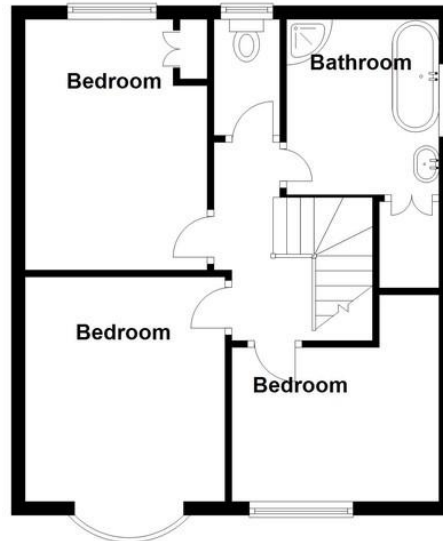
### Ground Floor

Approx. 77.0 sq. metres (828.5 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 120.4 sq. metres (1295.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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