



**Dunard Road, Shirley Solihull B90 2HR**

**welcome to**

## **Dunard Road, Shirley Solihull**

A neatly presented and deceptively spacious three bedroom semi-detached situated in the popular residential area of Shirley. The home is offered CHAIN FREE and is an ideal opportunity to be a family home with close proximity to local amenities such as schools, shops and transport links.

### **Agent Note**

The Council Tax Band is C.

### **Entranch Porch**

Archway to open canopy porch.

### **Entrance Hall**

Obscure double glazed door to front. Central heating radiator and access to storage cupboard.

### **Reception Room**

11' excluding bay x 10' 2" into recess ( 3.35m excluding bay x 3.10m into recess )  
Double glazed bay window to front. Central heating radiator and fireplace feature.

### **Second Reception Room**

11' 7" plus door recess x 10' 3" into recess ( 3.53m plus door recess x 3.12m into recess )  
Double glazed door to rear. Double glazed windows to rear. Central heating radiator.

### **Kitchen**

8' 6" plus door recess x 7' 2" ( 2.59m plus door recess x 2.18m )  
Double glazed door to rear and double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and extractor hood over). Space for free standing appliances (dishwasher). Tiling to splash prone areas and access to boiler.

### **Landing**

Obscure double glazed window to side. Access to loft.

### **Bedroom One**

11' excluding bay x 8' 1" to wardrobe ( 3.35m excluding bay x 2.46m to wardrobe )

Double glazed bay window to front. Central heating radiator and built-in-wardrobe.

### **Bedroom Two**

11' 7" x 8' 3" to wardrobe ( 3.53m x 2.51m to wardrobe )  
Double glazed window to rear. Central heating radiator and built-in-wardrobe.

### **Bedroom Three**

8' 1" x 6' 3" ( 2.46m x 1.91m )  
Double glazed window to front. Central heating radiator. fitted wardrobe with fitted desk, drawers and head board.

### **Bathroom**

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal, bath and shower cubicle. Central heating radiator and floor to ceiling tiles.

### **Front Garden**

Laid lawn with flower beds with an array of plant, shrubs and bushes.

### **Rear Garden**

Patio area with wall feature and steps ascending to laid lawn. Flower beds with an array of plants, shrubs and bushes. Side gate access to front.

### **Garage**

15' 10" x 8' 1" ( 4.83m x 2.46m )  
Door to front. Double glazed window to rear and side. Door to side. Space for free standing appliance (washing machine).

### **Parking**

Off road parking to front and rear.





***view this property online*** [shipways.co.uk/Property/SLY111065](http://shipways.co.uk/Property/SLY111065)



**welcome to**

## **Dunard Road, Shirley Solihull**

- OFFERED CHAIN FREE
- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: C

# **£290,000**



**view this property online** [shipways.co.uk/Property/SLY111065](https://shipways.co.uk/Property/SLY111065)



Property Ref:  
SLY111065 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



**[shipways.co.uk](https://shipways.co.uk)**