



# Shakespeare Drive, Shirley

**Offers Around £459,950**

- PORCH & HALLWAY
- CONSERVATORY
- SIDE UTILITY AREA
- BATHROOM
- REAR GARDEN
- LOUNGE
- REFITTED KITCHEN
- THREE BEDROOMS
- SIDE GARAGE & DRIVEWAY
- NO UPWARD CHAIN

Shakespeare Drive is a most sought after road being the main thoroughfare through the much sought after Shakespeare Manor Estate within the Shirley area, lying a short distance from the main Stratford Road. The estate itself was developed through the 1930's to the 1960's and contains a variety of family houses and bungalows set within generous plots.

We are advised that the property is situated within the catchment area of nearby Light Hall School which can be found in nearby Hathaway Road. Infant Schooling is catered for by Woodlands Infant School whilst Junior Schooling is at Shirley Heath School just off the Stratford Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

A superb position therefore for this impressive semi detached bungalow which sits back from the road behind a full width front driveway. A set of double opening UPVC double glazed doors gives access to the

### **PORCH ENTRANCE**

Having tiled flooring, recessed ceiling spotlights and UPVC double glazed door opening to the

### **RECEPTION HALLWAY**

Having two ceiling light points, central heating radiator, loft hatch access, two cupboards, open access to the kitchen and doors radiating off

### **LOUNGE**

**15'9" max x 14'5" max (4.80m max x 4.39m max)**



Having UPVC double glazed doors to the conservatory, ceiling light point, two wall light points, central heating radiator, Minster style fireplace and laminate wooden flooring

### **CONSERVATORY**

**14'7" x 10'7" (4.45m x 3.23m)**



Having UPVC double glazed doors and windows to the rear garden, ceiling light point, central heating radiator and tiled flooring

### **MODERN KITCHEN**

**11'6" max x 11'1" max (3.51m max x 3.38m max)**



Having UPVC double glazed window to the side and UPVC double glazed door opening to the utility area, recessed ceiling spotlights, central heating radiator and being fitted with a comprehensive range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric double oven, halogen hob with extractor canopy over, integrated fridge and breakfast bar

### **UTILITY ROOM**

**10'7" x 9'7" (3.23m x 2.92m)**

Having UPVC double glazed double opening doors to the rear garden, recessed ceiling spotlights, central heating radiator, two wall light points, ceiling light point, UPVC double glazed door to the front driveway, UPVC door to the garage and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, space and plumbing for automatic washing machine and additional appliance space

**DINING ROOM/BEDROOM ONE**  
**14'0" x 12'0" (4.27m x 3.66m)**



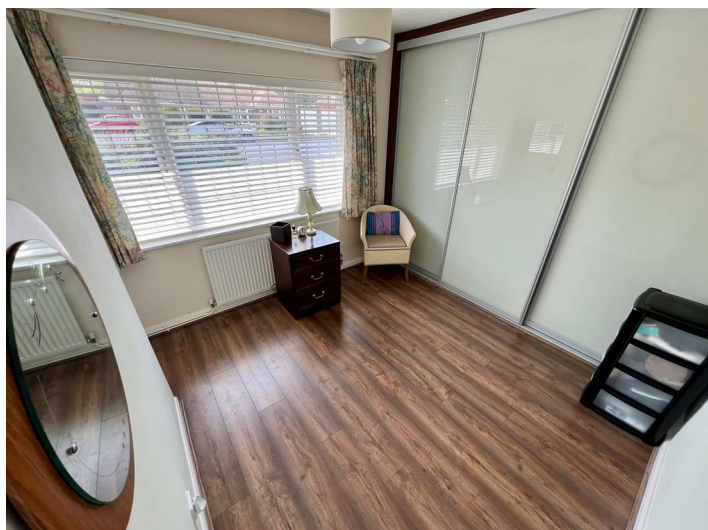
Having UPVC double glazed window to the front, ceiling light point and central heating radiator

**BEDROOM TWO**  
**12'5" max x 9'7" (3.78m max x 2.92m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, laminate wooden flooring and built in wardrobes with sliding doors

**BEDROOM THREE**  
**10'9" max x 9'7" (3.28m max x 2.92m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, cupboard housing the combi boiler, laminate wooden flooring and built in wardrobes with sliding doors

**BATHROOM**



Having UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, panelled bath with mixer shower over and glazed screen, mid level WC, vanity unit with wash hand basin and complementary wall and floor tiling

**REAR GARDEN**



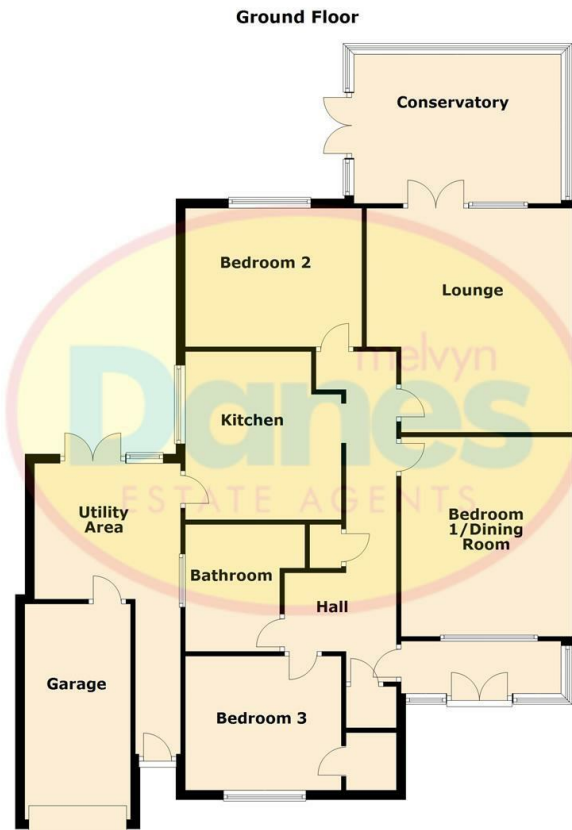
Having paved patio area with ramped access to the conservatory, gravel areas with paved pathway divide, shrub borders and defined fenced boundaries

**SIDE GARAGE**  
**15'9" x 7'6" (4.80m x 2.29m)**

Having up and over door to the driveway and light

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### TENURE

We are advised that the property is Freehold.

### COUNCIL TAX

We are advised that the property is Council Tax Band D

### VIEWING

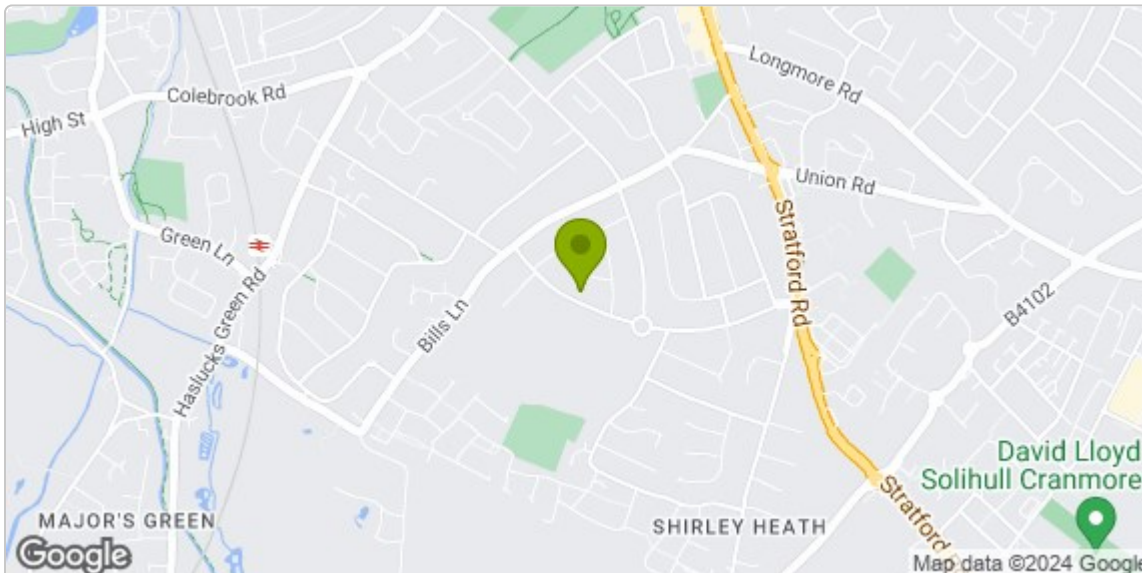
By appointment only please with the Shirley office on 0121 744 2801.

### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Full Postal Address:**  
118 Shakespeare Drive  
Shirley Solihull B90 2AR

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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