



Shepherds Green Road, Shirley

Offers Around £359,950

- RECEPTION HALLWAY
- UTILITY ROOM
- FULLY FITTED KITCHEN
- THREE BEDROOMS
- CAR PORT/DRIVEWAY
- GUEST CLOAKS WC
- OPEN PLAN LIVING AREA
- STUDY/FOURTH BEDROOM
- EN SUITE & FAMILY BATHROOM
- REAR GARDEN

Shepherds Green Road is located on the exciting new Lucas Green development that is situated on the edge of Shirley; ideally placed to take advantage of the facilities offered by both Shirley town centre and the popular Solihull town centre, with the modern and vibrant Touchwood Centre and a mainline train station with links to Birmingham and London.

Some 1.5 miles away from the property is the M42 motorway forming the heart of the Midland Motorway Network. Two junctions down the M42 is junction 6 with direct access to Birmingham International Airport and the National Exhibition Centre.

An ideal location therefore for this very well presented modern three storey semi detached house which was constructed originally by Charles Church Homes and offers versatile living accommodation that has been maintained to a good standard by the current owners who purchased the property when new.

Sitting back from the road behind a small gravel foregarden flanked by a driveway that leads to the car port. A composite front door with double glazed insets opens directly to the

RECEPTION HALLWAY

Having LVT flooring, two ceiling light points, central heating radiator, cloaks storage cupboard, staircase rising to the first floor and doors opening to the utility room and

GUEST CLOAKS WC

Having ceiling light point, central heating radiator, LVT flooring, pedestal wash hand basin and low level WC

UTILITY

Having part double glazed composite door to the rear garden, ceiling light point, central heating radiator, LVT flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having integrated washing machine

FIRST FLOOR LANDING

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and doors opening the living area and

STUDY

6'5" x 5'8" (1.96m x 1.73m)

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

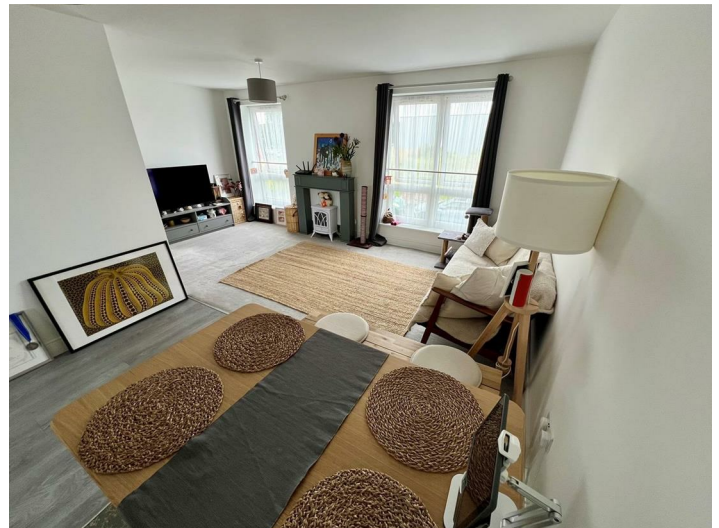
OPEN PLAN LIVING AREA

**25'1" max (8'6" min) x 17'4" max (10'6" min)
(7.65m max (2.59m min) x 5.28m max (3.20m min))**

DINING KITCHEN



Having UPVC double glazed window to the rear, recessed ceiling spotlights, LVT flooring and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, gas hob with extractor canopy over, integrated electric double oven, fridge, freezer and dishwasher



LIVING AREA



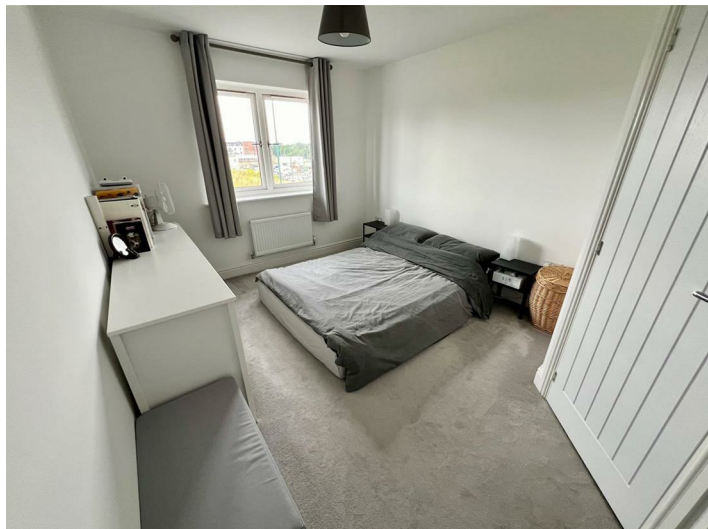
Having two UPVC double glazed windows to the front, ceiling light point and central heating radiator

SECOND FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, loft hatch access, airing cupboard and doors opening to three bedrooms and bathroom

BEDROOM ONE

15'9" max x 9'10" (4.80m max x 3.00m)



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

EN SUITE SHOWER ROOM



Having recessed ceiling spotlights, heated towel rail, corner shower enclosure, pedestal wash hand basin and low level WC

BEDROOM TWO

10'6" x 8'8" (3.20m x 2.64m)

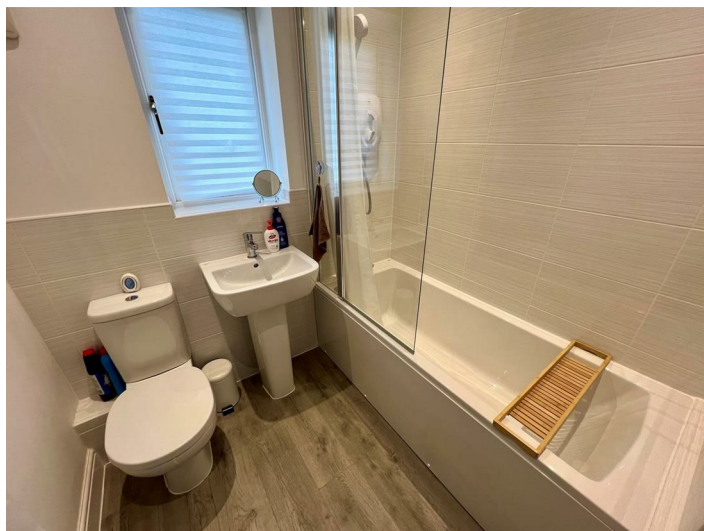
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM THREE

8'7" x 7'3" (2.62m x 2.21m)

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

FAMILY BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, panelled bath with glazed screen and electric shower over, pedestal wash hand basin and low level WC

REAR GARDEN



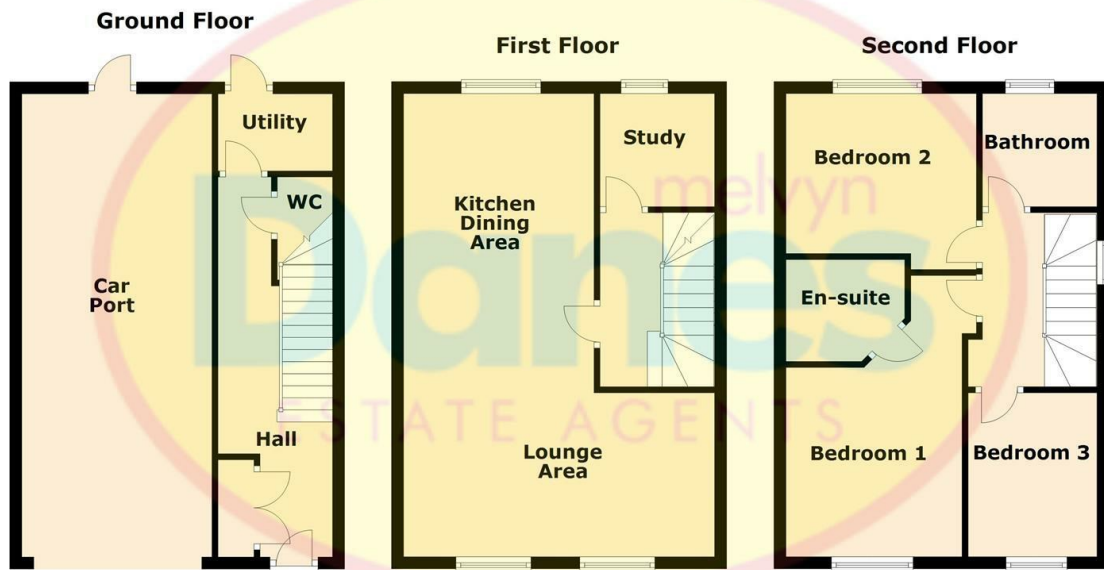
Having paved patio area with gated access to the side, outside tap and lawn beyond with fenced surround, Door opening to the

CAR PORT

Having open access to the front

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.



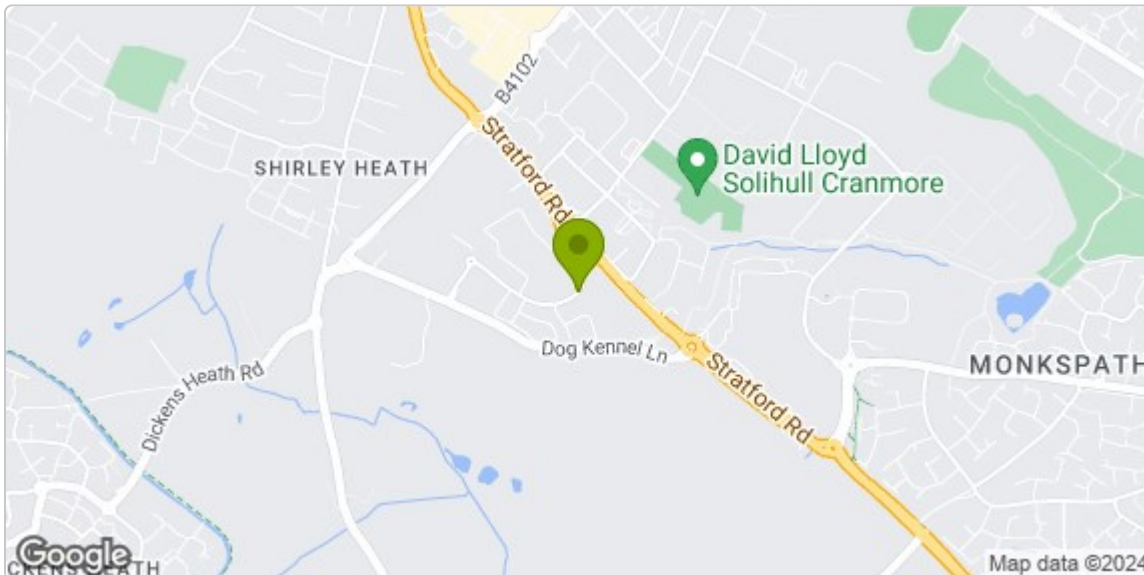
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 will be no delay in agreeing the sale.



Full Postal Address:
3 Shepherds Green Road
Shirley Solihull B90 4DY

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		95
	(81-91) B	84	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk