



smarthomes

## Queens Avenue

Shirley, Solihull, B90 2NT

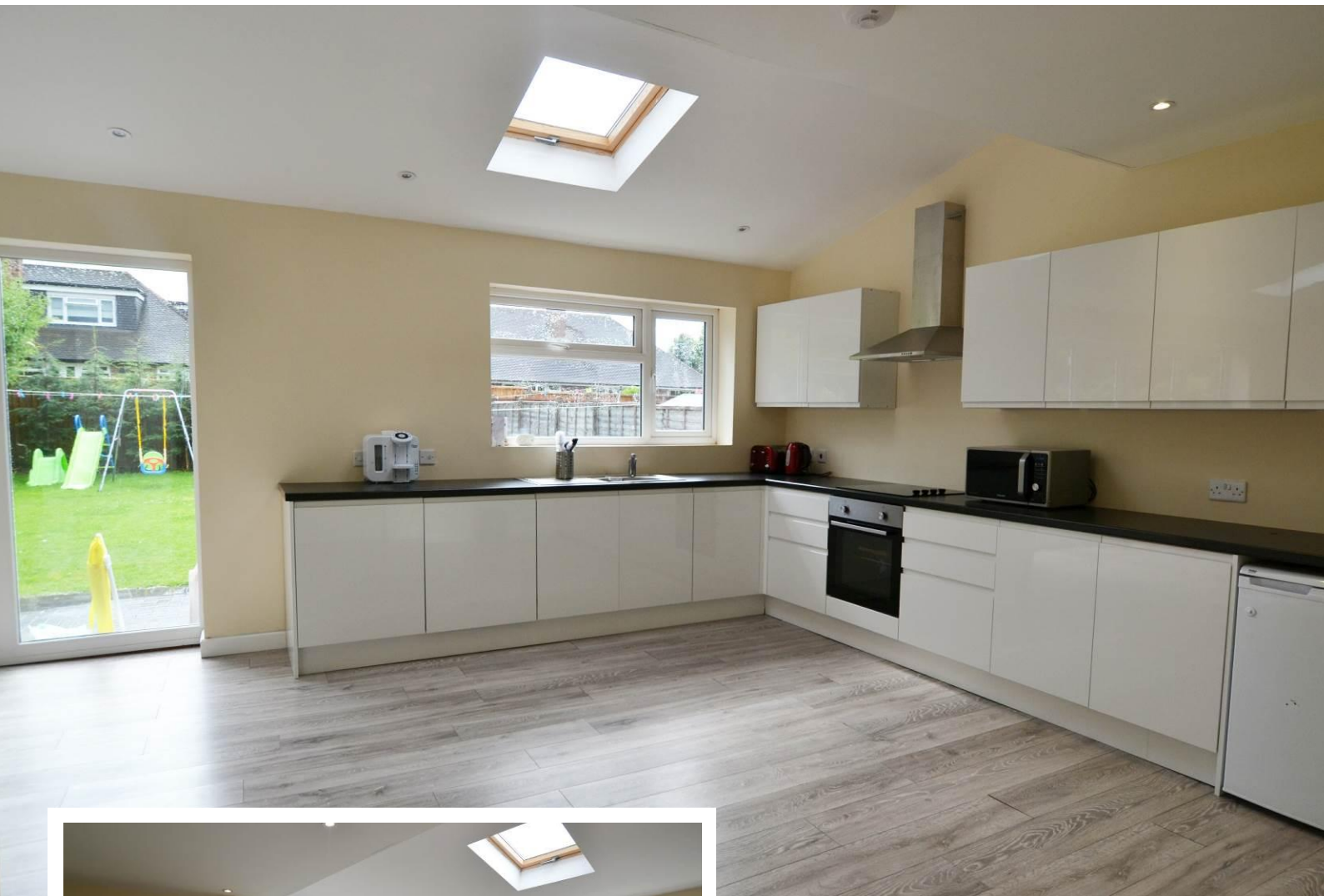
- A Well Presented & Extended Detached Family Home
- Four Double Bedrooms
- Superb Extended & Re-Fitted Family Dining Kitchen
- No Upward Chain

Offers Over

**£500,000**

EPC Rating '66'





## 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 block edged gravel driveway providing ample off road parking extending to courtesy gate to side, metal up and over garage door and key-hole porch with feature original leaded front door with matching window to side leading through to

#### **Entrance Hallway**

With decorative picture rail, ceiling light point, radiator, staircase leading to the first floor accommodation and panelled doors leading off to

#### **Versatile Reception Room to Front**

14' 8" into bay x 11' 5" (4.47m x 3.48m) With six sided double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point



#### **Superb Extended & Re-Fitted Family Dining Kitchen**

19' 11" max x 25' 6" max (6.07m x 7.77m) Being re-fitted with a modern range of handle-less high gloss wall, drawer and base units, complementary work surfaces, sink and drainer unit with mixer tap, four ring hob with extractor canopy over, inset electric oven, space for fridge and freezer, double glazed window to rear elevation, double glazed French doors leading out to the rear garden, feature vaulted ceiling with two Velux windows, three radiators, ceiling light points, picture rail, coving to ceiling, stripped timber effect flooring, hard-wiring for wall-mounted television and two doors returning to hallway



#### **Utility Room**

6' 2" x 5' 8" (1.88m x 1.73m) With space and plumbing for washing machine, radiator, spot lights to ceiling and door leading into

#### **Guest WC**

With low flush WC, pedestal wash hand basin, wall mounted Vokera central heating boiler, obscure double glazed window to side, tiled effect floor covering and radiator

#### **Accommodation on the First Floor**

#### **Landing**

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



#### **Bedroom One to Rear**

11' 6" x 14' 2" (3.51m x 4.32m) With double glazed window to rear overlooking westerly facing rear garden, radiator and ceiling light point

#### **Bedroom Two to Front**

15' 3" into bay x 11' 5" (4.65m x 3.48m) With double glazed six sided bay window to front elevation, radiator and ceiling light point



### Extended Bedroom Three to Front

14' 4" x 9' 11" (4.37m x 3.02m) With double glazed window to front elevation, radiator and ceiling light point

### Bedroom Four to Rear

9' 5" x 14' 3" (2.87m x 4.34m) With double glazed windows to rear elevation, radiator and ceiling light point

### Re-Fitted Family Bathroom

Being re-fitted with a three piece white suite comprising panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window, complementary tiling to water prone areas, ladder style radiator, stripped timber effect flooring and ceiling light points



### Westerly Facing Rear Garden

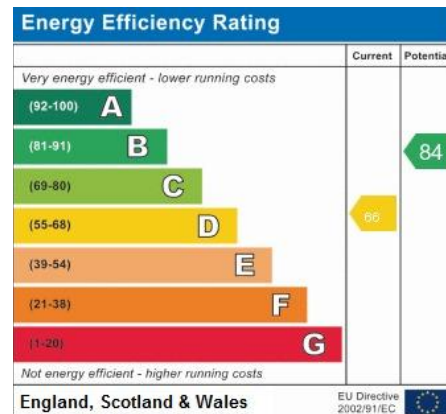
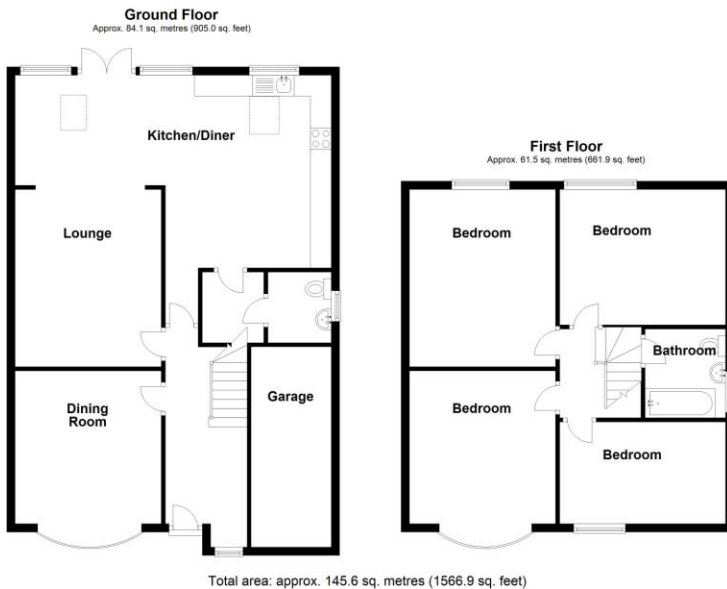
Being mainly laid to lawn with block paved patio, fencing to boundaries, mature shrubs and courtesy access to side

### Garage

With up and over garage door to driveway

### 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.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements