



smarthomes

## Jacey Road

Shirley, Solihull, B90 3LJ

- A Well Presented Traditional Semi Detached Property
- Three Bedrooms
- Through Lounge/Diner
- Southerly Facing Rear Garden

**£375,000**

EPC Rating 57

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 block paved driveway providing ample off road parking extending to garage and having double glazed door with matching windows to sides leading into

**Enclosed Porch**

With tiled floor, ceiling light and further double glazed door leading through to

**Entrance Hallway**

With ceiling light point, central heating radiator, wood effect laminate flooring, stairs leading to the first floor accommodation and doors leading off to



**Through Lounge Diner**

27' 10" (into bay) x 9' 10" (8.5m x 3.0m) With double glazed bay window to front elevation and double glazed window to rear elevation, two central heating radiators, two ceiling light points with decorative rose, TV aerial point, electric power points and inset feature electric fire.

**Modern Re-Fitted Kitchen to Rear**

11' 9" x 8' 2" (3.6m x 2.5m) Being fitted with high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas oven and hob with stainless steel extractor over, tiling to floor area, further breakfast bar area with plumbing for washing machine, space for fridge freezer, useful pantry, ceiling light, double glazed window to rear and opening to inner hallway with obscure double glazed door to side elevation and door through to



**Re-Fitted Guest WC**

Being fitted with a modern white suite comprising a low flush WC and pedestal wash hand basin, aquaplaning to walls, tiling to floor, ceiling light point and obscure double glazed window to side

**Accommodation On The First Floor**

**Landing**

With ceiling light point, obscure double glazed window to side, useful airing cupboard, loft hatch and doors leading off to

**Bedroom One to Front**

14' 9" (into bay) x 9' 10" (4.5m x 3.0m) With double glazed window to front elevation, central heating radiator and ceiling light point





**Bedroom Two to Rear**

12' 5" x 8' 6" (3.8m x 2.6m) With double glazed window to rear elevation, central heating radiator and ceiling light point

**Bedroom Three to Front**

7' 10" x 5' 2" (2.4m x 1.6m) With double glazed window to front elevation, central heating radiator and ceiling light point

**Four Piece Family Bathroom to Rear**

8' 10" x 8' 10" (max) (2.7m x 2.7m) Being fitted with a white four piece white suite comprising; panelled bath with centralised taps, low flush WC and wash hand basin set into vanity unit, shower cubide with bi-folding doors and thermostatic shower over, complementary tiling to all walled areas, central heating radiator, tiled flooring, inset down lighters, cupboard housing Worcester Bosch combi boiler, obscure double glazed window to side and rear.



**South Facing Rear Garden**

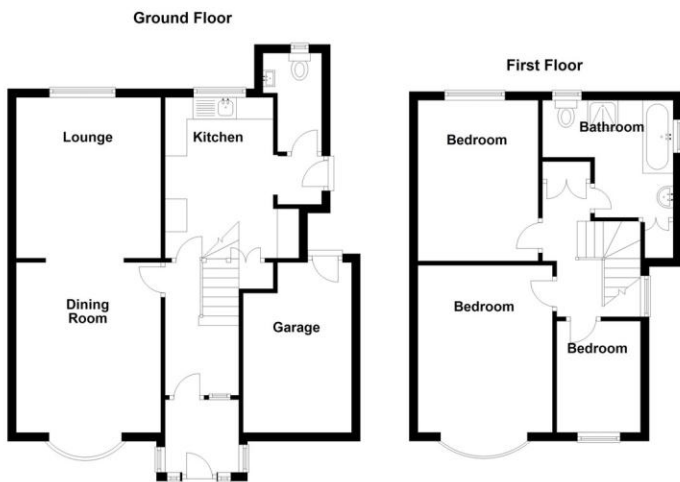
Being mainly laid to lawn with paved patio area, panelled fencing to boundaries and timber framed potting shed to rear.

**Garage**

20' 4" x 8' 2" (6.2m x 2.5m) Located at the side of the property with an up and over door, gas meters, ceiling light point and courtesy door

**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 vendor. Current council tax band - D



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>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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 are advised to recheck the measurements.