



smarthomes

Prince Of Wales Lane

Shirley, Solihull, B14 4LJ

- A Truly Stunning & Versatile Three Bedroom Cottage
- Two Reception Rooms
- Open Plan Re-fitted Kitchen
- Ample Off Road Parking & Garage To Rear
- Luxury Re-fitted Five Piece Family Bathroom & Separate Shower Room

£300,000

EPC Rating 62

Council Tax Band A





Property Description

The property is accessed via attractive part double glazed front door leading through to

Welcoming Entrance Hall

With Minton style tiled threshold, wood effect flooring, stairs leading to the first floor accommodation, wall lighting and glazed door to inner hallway with cloaks storage, radiator, LED downlights and doors leading off to

Superb Open Plan Lounge to Rear

13' 10" x 16' 1" (4.22m x 4.9m) With double glazed French doors leading out to landscaped rear garden, radiator, bespoke storage, feature chimney recess with slate effect hearth, wood effect flooring, ceiling light points and being open plan to



Re-Fitted Kitchen to Rear

13' 10" x 6' 4" (4.22m x 1.93m) Being re-fitted with a contemporary range of handle-less drawer and base units with wood effect work surfaces, sink and drainer unit with mixer tap, exposed brickwork effect feature wall, inset electric oven and microwave oven, integrated fridge, freezer and dishwasher, stable style door to rear garden, vertical radiator, part wood effect and part slate effect tiled flooring, spot lights to ceiling and two roof lights

Versatile Lobby

Ideal for home storage or home office with LED downlighters, wood effect flooring and glazed door leading into



Reception Room Two to Front

13' 3" x 15' 1" (4.04m x 4.6m) With two double glazed windows to front elevation, vertical radiator and ceiling light point

Luxury Re-Fitted Five Piece Family Bathroom

12' 6" x 6' 6" (3.81m x 1.98m) Being re-fitted with a five piece suite comprising; freestanding cast bath with claw feet, low flush WC, over-sized walk-in shower and Travertine style vanity area with double sinks, bespoke storage, vanity mirror and shaver socket, tiling to water prone areas, tiled flooring, ladder style radiator, wall lighting, LED down lighters and ceiling extractor



Utility Room

With bespoke storage and space and plumbing for washing machine

Accommodation on the First Floor

Landing

With picture rail, access to boarded loft space, ceiling light point and doors leading off to

Bedroom One to Rear

12' 3" x 12' 7" (3.73m x 3.84m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point

Bedroom Two to Front

13' 3" x 11' 2" (4.04m x 3.4m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Three to Front

10' 1" x 9' 4" (3.07m x 2.84m) With double glazed window to front elevation, radiator and ceiling light point

Family Shower Room to Rear

8' 9" x 7' 11" (2.67m x 2.41m) Being fitted with a three piece white suite comprising of; over-sized walk-in shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, obscure double glazed window to rear, ladder style radiator, ceiling light point and extractor

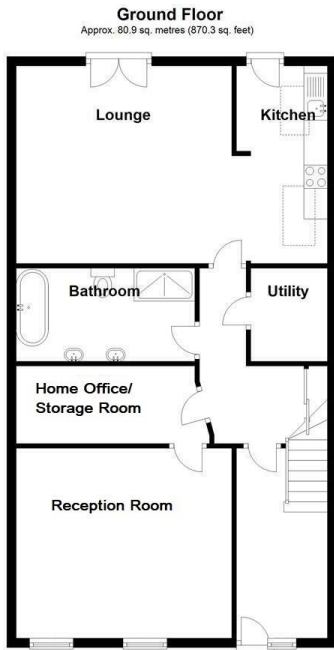


Superb Landscaped Rear Garden

With shaped lawned area, ornamental rockery, an abundance of shrubs and raised flower borders and crazy paved pathway leading to further seating area with gate leading to ample off road parking with secure wrought iron gates to rear and prefabricated garage with up and over garage door

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - A



Total area: approx. 130.9 sq. metres (1409.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.