



smarthomes



- Substantially Extended
- Detached Family Home
- Immaculately Presented
- Four Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen/Family Room

Woodlands Lane, Shirley, Solihull, B90 2PT

Offers Over £625,000

An immaculately presented and substantially extended detached family home offering four bedrooms, extended second reception room, extended dining room, extended re-fitted kitchen/family room, two en suites, bathroom, shower facility to third bedroom, landscaped rear garden, garage and off-road parking.

EPC Rating - 60 Council Tax Band - F



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.



This attractive property is set back from the road behind a slabbed driveway providing ample off road parking extending up to garage and courtesy door to side. Access is gained via a recessed storm porch with double glazed door leading into

Enclosed Porch

With fluted glazed windows and door leading into



L Shaped Spacious Entrance Hall

With ceiling light point, central heating radiator, oak parquet flooring, stairs leading to the first floor and doors leading off to

Extended Lounge to Rear

19' 5" x 14' 5" (5.92m x 4.39m) With feature Adam style fire surround with marble effect inset and living flame coal effect gas fire, obscure glazed window to side elevation, two central heating radiators, decorative dado rail and large double glazed sliding patio doors leading out to rear garden



Extended Dining Room to Front

12' 0" x 15' 7" (into bay) (3.66m x 4.75m) With double glazed bay window to front, feature leaded windows to side, Adam style fire surround with freestanding stone effect electric fire, central heating radiator and ceiling light point

Superb Extended Kitchen/Family Room

24' 9" x 13' 5" (7.54m x 4.09m)

Family Area

With polished Porcelain tiling to floor, glazed roof light, double glazed window to rear garden, fluted double glazed door to side, door to built-in store cupboard, central heating radiator, inset LED downlighters and opening to

Kitchen Area

Being fitted with a range of handleless high gloss wall, drawer and base units with slate effect worksurface over and matching upstands, integrated sink and drainer unit with mixer tap over, integrated Bosch eye level grill and integrated oven, full width dishwasher and integrated fridge freezer, range of pan drawers and concealed lighting to wall units

Re-Fitted Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wash hand basin with mixer tap, chrome heated towel rail, complementary tiling to floors and walls, extractor and inset LED downlighters

Accommodation On The Ground Floor

Gallery Landing

With original colour leaded window to side, ceiling light point, loft hatch giving access to partly boarded loft space with ladder, central heating radiator and doors leading off to

Extended Master Bedroom to Rear

19' 1" (max) x 14' 6" (5.82m x 4.42m) With double glazed window to rear elevation, dressing area with double glazed window to side, vertical central heating radiator, ceiling light point and door leading off to

Re-Fitted En-Suite Shower Room

Being fitted with a three piece white suite comprising of; fully tiled shower enclosure with bi-fold shower screen, low flush WC and vanity wash hand basin with waterfall mixer tap, spot lights to ceiling and polished Porcelain tiling to walls

Bedroom Two to Front

12' 6" x 11' 1" (3.81m x 3.38m) With double glazed window to front elevation, central heating radiator, fitted wardrobes with mirrored door, ceiling light point and door leading off to

En Suite Shower Room

Being fully tiled having shower enclosure with Mira shower over, bi-fold shower screen, vanity wash hand basin and inset LED downlighters

Bedroom Three to Front

12' 0" (into wardrobe) x 11' 6" (3.66m x 3.51m) With double glazed window to front elevation, central heating radiator, triple fitted mirror fronted wardrobes, vanity wash hand basin, tiled shower area and wall mounted extractor

Bedroom Four to Rear

9' 10" x 6' 6" (3m x 1.98m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Family Bathroom

9' 3" x 7' 9" (2.82m x 2.36m) Being fitted with a three piece white suite comprising; large Jacuzzi corner bath with mixer tap and shower above, low flush WC and pedestal wash hand basin, complementary tiling to walls, obscure double glazed window to side, chrome heated towel rail and LED downlighters

Outside

Garage

9' 7" x 8' 0" (2.92m x 2.44m) Located at the side of the property with an up and over door, obscure glazed window to side, wall mounted electric trip switch fuse board and smart meters, wall mounted shelving and ceiling strip lights

Landscaped Rear Garden

Being mainly laid to lawn with pressed concrete paved patio, panelled fencing to boundaries, courtesy gate to side, external power points, cold water tap and pathway extending to summerhouse

Covered Side Access

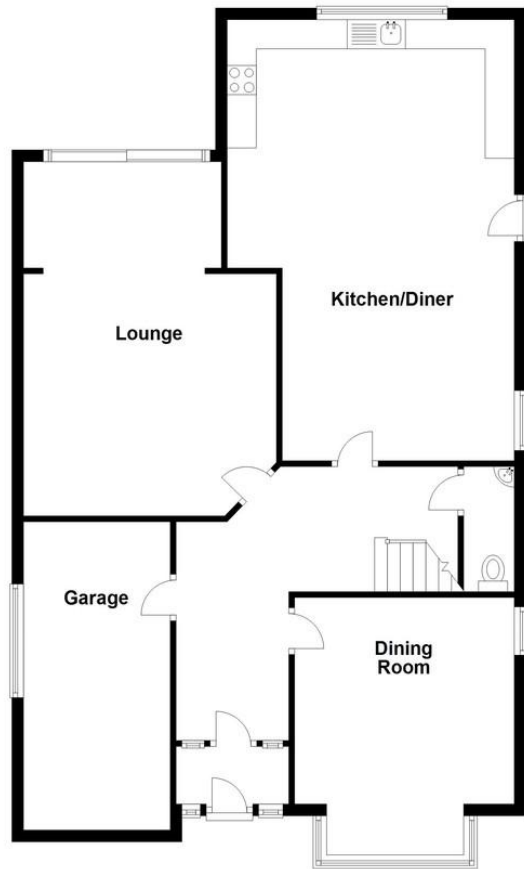
25' 8" x 3' 3" (7.82m x 0.99m) Providing useful storage with double glazed door to front

Tenure

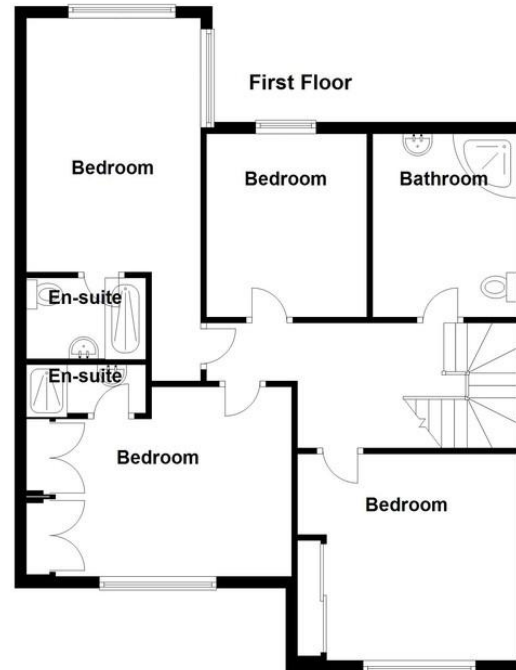
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - F



Ground Floor



First Floor



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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 are 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.