



smarthomes

Poppy Place

Shirley, Solihull, B90 2FF

- A Well Presented Detached Family Home
- Four Double Bedrooms
- Superb Open Plan Dining Kitchen
- En Suite

Offers In Excess Of

£550,000

EPC Rating 85

Current 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.

The property is set back from the road behind a block paved driveway providing off road parking and extending to open style porch with door leading into



Reception Hall

16' 2" x 6' 9" (4.93m x 2.06m) With two ceiling light points, central heating radiator, ceramic tiled floor, stairs leading to the first floor accommodation with useful built-in under stairs storage, door to guest WC and door to

Lounge to Front

10' 3" x 19' 4" (into bay) (3.12m x 5.89m (into bay) With double glazed walk-in square bay window to front elevation, central heating radiator and two ceiling light points

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wash hand basin with mixer tap, tiling to splash back areas and floor, central heating radiator and ceiling light point



Open Plan Dining Kitchen to Rear

26' 9" x 10' 9" (to windows) (8.15m x 3.28m (to windows) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap over, two electric ovens, five ring burner gas hob with extractor above, integrated dishwasher, integrated fridge and freezer, ceramic tiled floor, two ceiling lights, inset ceiling down lights, two central heating radiators, two double glazed windows to rear and double opening double glazed doors with matching windows to side leading out to the rear garden.

Accommodation On The First Floor

Landing

With ceiling light point, cupboard housing hot water tank, loft hatch and doors leading off to



Bedroom One to Front

14' 0" x 17' 4" (into doorway) (4.27m x 5.28m (into doorway) With two double glazed window to front elevation, two central heating radiators, ceiling light point, wall mounted air conditioning unit, door to en suite and door to

Dressing Room/Bedroom Two

9' 2" x 16' 5" (into wardrobes) (2.79m x 5m (into wardrobes) With double glazed window to the front and being fitted with a full complement of floor units with matching surfaces, full height fitted wardrobes with drawers below, dressing tables and ceiling light point.



En Suite

Being fitted with a white suite comprising of; shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and wash hand basin, complementary tiling to walls and floor, obscure double glazed window to side and spot lights to ceiling

Bedroom Three to Rear

13' 10" (max to window) x 11' 6" (max) (4.22m (max to window) x 3.51m (max) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point



Bedroom Four to Rear

10' 2" x 12' 7" (into wardrobes) (3.1m x 3.84m (into wardrobes) With double glazed window to rear elevation, triple full height fitted wardrobe, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

Rear Garden

Being mainly laid to lawn with paved patio, gate giving access to the front of the property and panelled fencing to boundaries

Garage

8' 3" x 17' 6" (2.51m x 5.33m) Located at the side of the property with an up and over 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 - F



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.