



smarthomes

Aqueduct Road

Shirley, Solihull, B90 1BT

- A Well Presented Link Detached Family Home
- Three Bedrooms
- Orangery
- Open Plan Dining Kitchen

£385,000

EPC Rating TBC

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 lawned fore garden and crazy paved driveway providing off road parking extending to up and over garage door, storage area with polycarbonate roof, wrought iron gate to side access, outside tap, security lighting and double glazed composite front door leading into

Enclosed Porch

With obscure double glazed window to side, wood effect flooring, lighting and wooden door with obscure glazed insert leading through to

Entrance Hallway

With feature full length obscure glazed window to front, ceiling light point, coving to ceiling, radiator, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Open Plan Dining Kitchen to Front

16' 0" x 14' 5" (4.9m x 4.4m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for large range style cooker with stainless steel splashback and extractor canopy over, space and plumbing for washing machine, dishwasher, space for American style fridge freezer, under-cupboard lighting, radiator, ceiling light points, wood effect flooring and two double glazed windows to front



Lounge to Rear

17' 0" x 11' 5" (5.2m x 3.5m) With double glazed windows to side and rear, ceiling light point, coving to ceiling, wall lighting, radiator, gas fireplace with marble hearth and double glazed door leading into

Orangery

15' 1" x 9' 6" (4.6m x 2.9m) With double glazed windows to side and rear elevations, double glazed French doors leading out to the rear garden, wood effect flooring, two radiators, spot lights to ceiling, feature glazed ceiling lantern and sliding door leading into



Guest WC

With low flush WC, wood effect flooring, radiator, 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, loft hatch, coving to ceiling and doors leading off to



Bedroom One to Rear

11' 5" x 10' 2" (3.5m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Rear

11' 9" x 6' 6" (3.6m x 2.0m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

10' 9" x 8' 2" (3.3m x 2.5m) With double glazed window to front elevation, radiator, ceiling light point and cupboard housing Worcester boiler

Family Bathroom

11' 5" x 5' 6" (3.5m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with centralised mixer tap, thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, two obscure double glazed windows to side, ladder style radiator and ceiling light point



Large Rear Garden

Being mainly laid to lawn with paved patio, timber Summer house, paved pathway, fencing to boundaries and a variety of mature shrubs, trees and bushes

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 Nigel Hodges. Current council tax band - D