



smarthomes

## Portia Avenue

Shirley, Solihull, B90 2NN

- An Extended Detached Family Home
- Three Double Bedrooms & Box Room
- Two Reception Rooms
- En-Suite Shower Room & Family Bathroom

**£535,000**

EPC Rating 45

Current Council Tax Band E







## 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 blocked driveway providing generous off road parking extending to side access, double garage doors and UPVC double glazed door leading into





#### **Enclosed Porch**

With double glazed windows, tiled flooring and door leading through to

#### **Entrance Hallway**

With ceiling light point, radiator, coving to ceiling, cloaks storage, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

#### **Reception Room One to Front**

15' 7" x 10' 10" (4.75m x 3.3m) With double glazed bay window to front elevation, ceiling light point with decorative rose, coving to ceiling, radiator and feature art deco stone open fireplace

#### **Reception Room Two to Rear**

12' 2" x 16' 5" (3.71m x 5m) With double glazed bay window incorporating door to rear garden, ceiling light point, coving to ceiling, radiator and gas fireplace with granite effect hearth and wooden surround

#### **Extended Breakfast Kitchen to Rear**

15' 8" x 10' 11" (4.78m x 3.33m) Being fitted with a range of wall, drawer and base units incorporating glazed display units and display shelving with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, ceiling light points, coving to ceiling, LVT flooring, two double glazed windows to rear, large pantry and door to inner lobby with door to rear garden and door to



#### **Guest WC**

With low flush WC, tiled flooring, wall mounted wash hand basin and double glazed window to rear

#### **Accommodation on the First Floor**

#### **Landing**

With coving to ceiling, ceiling light point, feature window to side, doorway to large store room/box room and doors leading off to

#### **Bedroom One to Rear**

16' 4" x 11' 6" (4.98m x 3.51m) With double glazed bay window to rear elevation, radiator, ceiling light point, a range of fitted furniture and door leading into



#### **En-Suite Shower Room to Rear**

Being fitted with a three piece white suite comprising of; shower enclosure, low flush WC and pedestal wash hand basin with tiling to water prone areas and floor, obscure double glazed window to rear, radiator and ceiling light point

#### **Bedroom Two to Front**

16' 0" x 11' 0" (4.88m x 3.35m) With double glazed bay window to front elevation, picture rail, radiator, coving to ceiling, ceiling light point and access to partly boarded loft space with drop down ladder







**Bedroom Three to Front**

12' 0" x 7' 8" (3.66m x 2.34m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling, picture rail and door leading into

**Box Room**

7' 4" x 7' 7" (2.24m x 2.31 m) With door to landing and lighting

**Family Bathroom to Rear**

Being fitted with a three piece white suite comprising; panelled bath with telephone effect mixer tap and shower attachment, low flush WC and vanity wash hand basin, with tiling to water prone areas, engineered oak flooring, obscure double glazed windows to side and rear, ladder style radiator and spot lights to ceiling

**Garage**

Having the potential for conversion subject to the relevant planning permissions with double garage doors to driveway

**Good Size Rear Garden**

Being mainly laid to lawn with paved patio, paved pathway, decked seating terrace, side access, fencing to boundaries and planted borders with 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 - E



Total area: approx. 135.2 sq. metres (1455.0 sq. feet)

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>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.