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Velsheda Road

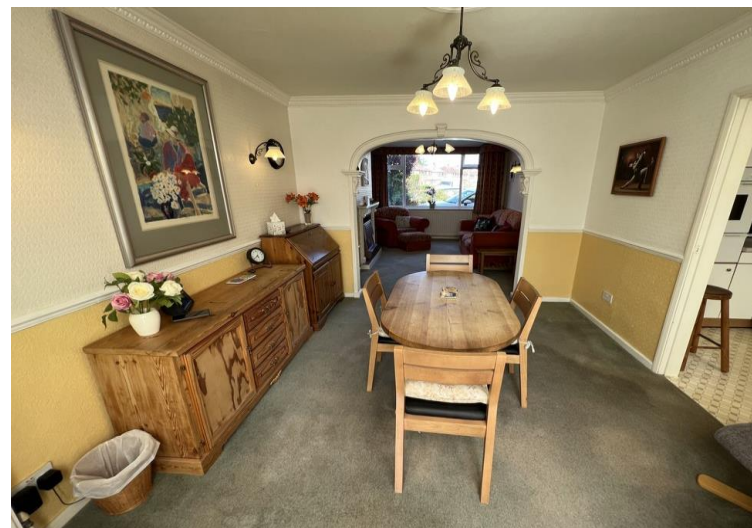
Shirley, Solihull, B90 2JN

- A Three Bedroom Semi-Detached Property
- Through Lounge/Diner
- Garden Room
- No Upward Chain

Offers in Region of £315,000

EPC Rating - 65

Current Council Tax Band - C





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 spoiled 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 with shared side access leading to the rear garage.



Access is gained via a single glazed wooden door leading through to

Enclosed Porch

With single glazed wooden framed windows, tiled flooring, wall lighting and composite front door with double glazed obscure feature leaded inserts and double glazed windows to either side leading through to

Entrance Hallway

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



Through Lounge Diner

27' 6" x 10' 2" (8.4m x 3.1 m) Having a double glazed window to front elevation, two central heating radiators, two ceiling light points with decorative roses, gas fire with tiled hearth and wooden surround, wall lighting, ornate corniced coving and archway leading through to the dining area having double glazed doors with matching windows to either side leading through to the garden room, wall lighting and opening through to kitchen.

Kitchen to Rear

12' 1" x 5' 10" (3.7m x 1.8m) Being fitted with a range of wall, drawer and base units with roll-top laminate work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, Neff four ring gas hob with extractor over, eye level electric oven, space for under-counter fridge and freezer, ceiling light, wall mounted Ideal central heating boiler, central heating radiator, double glazed window looking into the conservatory and further double glazed obscure window to side



Garden Room to Rear

14' 9" x 6' 10" (4.5m x 2.1m) With double glazed French doors leading out to the patio with matching windows to either side, polycarbonate roof, tiling to floor, Belfast sink with tap over, plumbing for a washing machine and useful storage cupboards.

Accommodation On The First Floor

Landing

With ceiling light point, hardwood framed single glazed window to side with secondary glazing and doors off to

Bedroom One to Front

14' 9" (into bay) x 9' 10" (4.5m x 3.0m) With double glazed half bay window to front elevation, central heating radiator and ceiling light point with decorative rose, wall lighting and a range of built-in wardrobes





Bedroom Two to Rear

12' 5" x 10' 2" (3.8m x 3.1m) With double glazed window to rear elevation, central heating radiator, ceiling light point, corniced coving and built-in cupboards.

Bedroom Three to Front

7' 10" x 5' 10" (2.4m x 1.8m) With double glazed window to front elevation, wood effect laminate flooring, central heating radiator, wall lighting and corniced coving

Family Shower Room to Rear

5' 10" x 8' 2" (1.8m x 2.5m) Being fitted with a four piece white suite comprising of; corner shower enclosure with thermostatic shower over, low flush WC, bidet and vanity wash hand basin with mixer tap over, complementary tiling to half height, obscure double glazed window to rear, central heating radiator, ceiling light and useful airing cupboard

Rear Garden

Being mainly laid to lawn with terraced paved patio area, outside tap, timber framed potting shed, fencing to boundaries, a variety of mature shrubs and bushes and wooden door leading through to garage

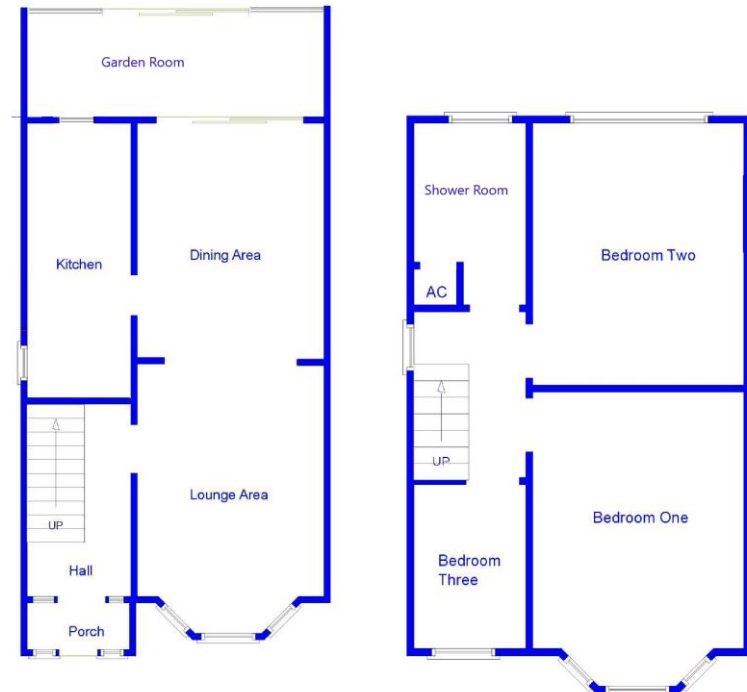


Garage

16' 0" x 7' 6" (4.9m x 2.3m) Having metal 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 advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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