



smarthomes

Neville Road

Shirley, Solihull, B90 2QT

- A Beautifully Presented Extended Semi Detached Property
- Four Bedrooms
- Four Piece Family Bathroom
- Stunning Open Plan Breakfast Kitchen Diner

Offers Over £485,000

EPC Rating 67

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, Sainsbury's, 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 tarmac driveway providing ample off road parking. Access is gained via a composite door leading into

Entrance Hallway

With wood effect Karndean flooring, feature central heating radiator, ceiling light, stairs leading off to the first floor and doors leading off to



Lounge to Front

12' 1" x 10' 5" (3.7m x 3.2m) With double glazed window to front elevation, feature central heating radiator, ceiling light point with dimmer switch and TV aerial point

Stunning Open Plan Kitchen Diner

22' 7" x 18' 4" (6.9m x 5.6m) Being fitted with a range of wall, drawer and base units in a Matte grey finish with Quartz work surfaces over, integrated microwave, integrated eye level oven, four ring induction hob with extractor over, integrated dishwasher, integrated fridge freezer, breakfast bar island with matching work surface incorporating composite sink and drainer unit with mixer tap, Sonos music system, TV aerial and electric power points, two feature central heating radiators, aluminium framed double glazed bi-folding doors out on to the rear garden, useful under-stairs storage cupboard, two Velux windows, various ceiling lights and spot lights to kitchen area. Concealed cupboards leading through to:

Utility Room

20' 4" x 7' 2" (6.2m x 2.2m) Fitted with a range of wall and base units with a laminate work surface over incorporating a composite sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, wood effect Kardean flooring, feature central heating radiator, double glazed door to rear, ceiling spot lights, useful drying room and door through to



Guest WC

With low flush WC, vanity wash hand basin with tiled splashback, obscure double glazed window to rear, chrome ladder style central heating radiator, feature tiling to one wall, extractor, ceiling light points and wood effect Kardean flooring.



Family Room

11' 5" x 7' 2" (3.5m x 2.2m) Having an obscure double glazed window to the side, feature central heating radiator, ceiling spot lights, wood effect laminate flooring, electric power points, TV aerial and door through to garage storage.

Garage

Having electric roller shutter door and wall mounted central heating boiler.

Accommodation On The First Floor

Landing

With ceiling light point, spot lights to ceiling and doors leading off to



Bedroom One to Front

12' 1" x 7' 10" (3.7m x 2.4m) With double glazed window to front elevation, feature central heating radiator and three ceiling light points, dimmer switch, TV aerial, electric power points, door through to walk-in wardrobe with further sliding door leading through to

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower and additional shower attachment, low flush WC and vanity wash hand basin, complementary marble effect tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, feature LED mirror, spot lights to ceiling and extractor.



Bedroom Two to Rear

10' 9" x 10' 9" (3.3m x 3.3m) With double glazed window to rear elevation, central heating radiator, electric power points, ceiling light point and dimmer switch

Bedroom Three to Front

10' 9" x 10' 9" (3.3m x 3.3m) With double glazed window to front elevation, central heating radiator, ceiling light point, electric power points and dimmer switch.

Bedroom Four to Front

10' 5" x 7' 2" (3.2m x 2.2m) With double glazed window to front elevation, feature central heating radiator, ceiling light point, electric power points, useful over stairs storage cupboard and dimmer switch.

Four Piece Family Bathroom to Rear

9' 10" x 7' 2" (3.0m x 2.2m) Being fitted with a four piece white suite comprising; shower cubicle with sliding door with thermostatic shower and rain cloud attachments, Jacuzzi bath with centralised taps, low flush WC and feature wash hand basin with mixer tap over enclosed into vanity unit, ladder central heating radiator, marble effect flooring to walls and floor, obscure double glazed window to rear, spot lights to ceiling and extractor fan.

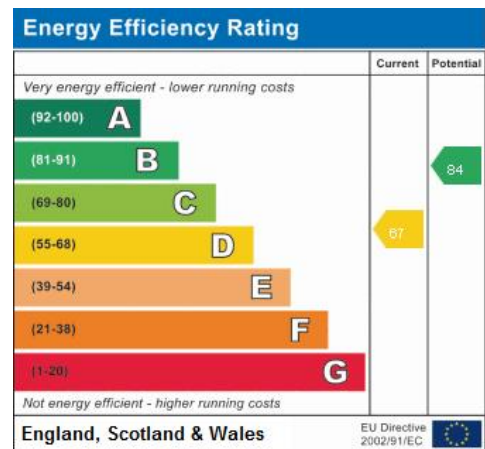


Rear Garden

Being mainly laid to lawn with terraced patio area, fencing to boundaries, plastic storage shed, further timber decked area to rear, outside tap and exterior lighting

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 - D



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