



smarthomes

Dovedale Avenue

Shirley, Solihull, B90 2AP

- A Very Well Presented Semi-Detached Bungalow
- Three Double Bedrooms
- Extended Lounge/Diner
- Planning Permission for Three Loft Rooms with Dormer Windows

£465,000

EPC Rating - 68

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 block paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With a double glazed side window, tiled flooring, light point and further UPVC double glazed door leading to

Entrance Hallway

With ceiling spot lights, wood effect flooring, radiator, loft hatch, useful storage cupboard and oak doors leading off to



Extended Lounge/Diner to Rear

24' 3" x 14' (7.39m x 4.27m) With double glazed bi-fold doors leading to rear garden, UPVC double glazed window to side, wood effect flooring, three vertical wall mounted radiators and ceiling light point and spot lights

Breakfast Kitchen to Side

12' 1" x 10' 5" (3.68m x 3.18m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level grill, integrated fridge, tiling to splash back areas and floor, feature vertical radiator, ceiling spot lights and a UPVC double glazed window and door to the side passageway



Covered Side Passage

With doors leading to the front and rear of the property, space and plumbing for washing machine and tumble dryer and storage area

Bedroom One to Front

13' 5" x 12' 1" (4.09m x 3.68m) With double glazed window to front elevation, radiator, ceiling spot points and wood effect flooring

Bedroom Two to Rear

12' 1" x 9' 6" (3.68m x 2.9m) With double glazed window to rear elevation, radiator, ceiling spot lights and wood effect flooring

Bedroom Three to Front

9' 6" x 8' 6" (2.9m x 2.59m) With double glazed window to front elevation, radiator, ceiling spot points, wood effect flooring and an oak door leading to a storage cupboard with a UPVC double glazed window to side





Re-Fitted Family Bathroom to Side

10' 1" x 4' 8" (3.07m x 1.42m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, further separate shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and two obscure double glazed windows to the side elevation

Additional W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor, chrome heated towel rail and ceiling spot light point



South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio areas, planted shrubs and bushes, panelled fencing to boundaries and glazed door to

Home Office Room

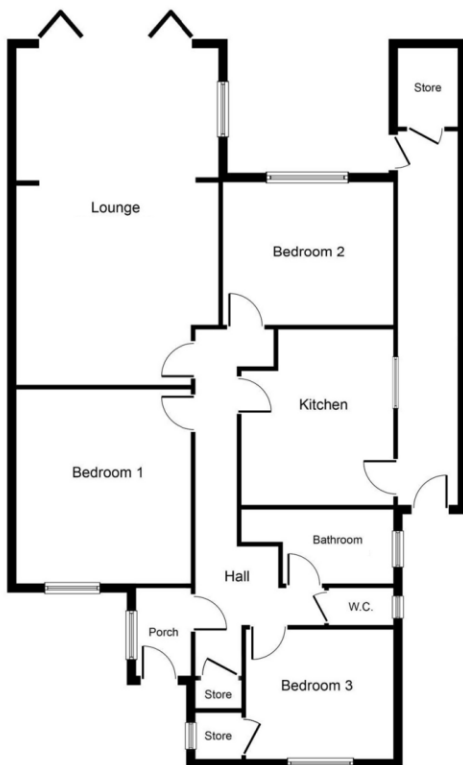
With a double glazed window into garden and power points

Loft Planning Permission

The property further benefits from planning consent for the conversion of the loft space into three additional rooms each with a dormer window

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 - D



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 21 |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.