



smarthomes

Dordon Close

Shirley, Solihull

- A Beautifully Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- South/Westerly Facing Rear Garden
- Two Spacious Reception Rooms

Offers Over £365,000

Current EPC Rating - C

Current Council Tax Band - C

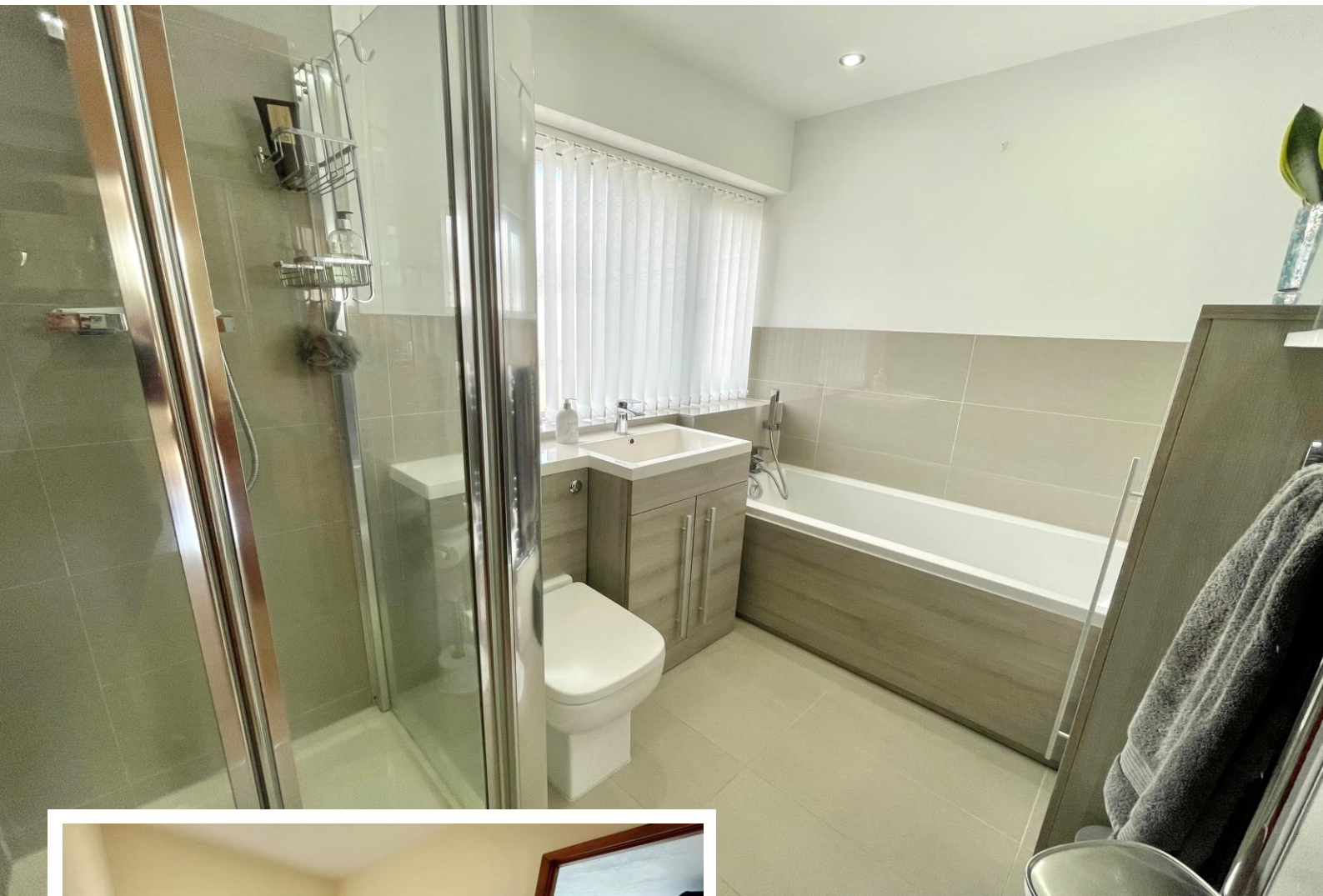




Property Description

A beautifully presented semi-detached family home situated in a most convenient location with lovely open views to rear. Offering accommodation comprising a spacious extended lounge, separate dining room/home office, re-fitted kitchen, guest W.C, three good size bedrooms, re-fitted four piece family bathroom, garage store/utility, driveway parking and a delightful South/Westerly facing rear garden with access to nature reserve

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 Mill Lodge Primary School, 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.



Rooms & Measurements

Spacious Lounge to Rear 5.89m x 3.12m (19'4" x 10'3")

Dining Room & Home Office Area to Rear 5.89m x 2.24m (19'3" x 7'4")

Re-Fitted Kitchen to Front 3.78m x 1.96m (12'5" x 6'5")

Bedroom One to Rear 4.19m x 2.59m (13'9" x 8'6")

Bedroom Two to Rear 3.25m x 2.79m (10'8" x 9'2")

Bedroom Three to Front 2.62m x 2.59m (8'7" x 8'6")

Re-Fitted Four Piece Family Bathroom to Front 2.74m x 1.83m (9'0" x 6'0")

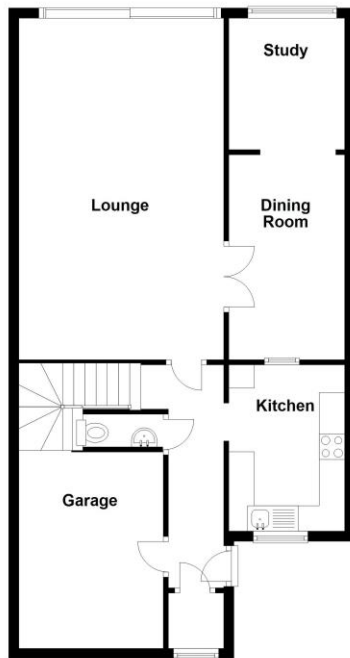
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

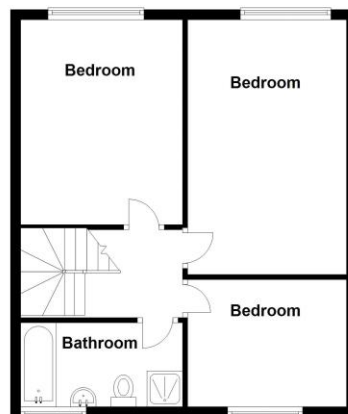
EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor



First Floor



Total area: approx. 122.8 sq. metres (1322.0 sq. feet)

316 Stratford Road
 Shirley
 Solihull
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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 are 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.