



smarthomes

## Mappleborough Road

Shirley, Solihull

- A Well Presented Extended Link Detached Family Home
- Three Bedrooms
- Home Office/Playroom
- Lounge

**£425,000**

Current EPC Rating 68 (D)  
Current Council Tax Band D





## Property Description

A well presented extended link detached family home benefiting from three bedrooms, lounge, open plan dining kitchen, home office/play room, utility, guest WC, family bathroom, delightful rear garden and off-road parking

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.



## Rooms & Measurements

Lounge to Front - 3.68m x 4.6m (12'1" x 15'1")

Open Plan Dining Kitchen - 4.62m x 3.2m (15'2" x 10'6")

Utility Room - 2.24m x 2.57m (7'4" (max) x 8'5" (max))

Home Office/Play Room - 3.71m x 2.26m (12'2" x 7'5")

Guest WC

Bedroom One 2.57m x 4.04m (8'5" x 13'3")

Bedroom Two - 2.54m x 3.25m (8'4" x 10'8")

Bedroom Three - 1.93m x 2.92m (6'4" (max) x 9'7" (max))

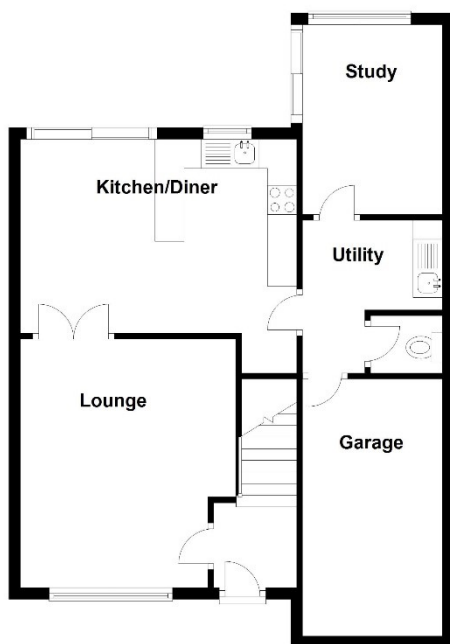
Family Bathroom 1.96m x 2.29m (6'5" (max) x 7'6" (max))

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 – D



**Ground Floor**



**First Floor**



Total area: approx. 98.2 sq. metres (1057.5 sq. feet)

316 Stratford Road  
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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.