



smarthomes

Sidenhill Close

Shirley, Solihull

- A Well Presented Four/Five Bedroom Family Home
- Open Plan Lounge/Kitchen/Diner
- South Facing Rear Garden
- Family Bathroom & Shower Room

£500,000

Current EPC Rating - C
Current Council Tax Band - E





Property Description

An extended detached family home benefitting from no upward chain, five bedrooms, ground floor bedroom five/snug, open plan lounge, dining room & breakfast kitchen, utility room, ground floor shower room, first floor family bathroom, garage, South facing 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

Open Plan Lounge Area to Front 3.66m x 4.39m (12'0" x 14'5")

Dining Area 2.64m x 3.25m (8'8" x 10'8")

Breakfast Kitchen to Rear 4.42m x 2.84m (14'6" x 9'4")

Utility Room to Rear 2.24m x 1.63m (7'4" x 5'4")

Ground Floor Shower Room 2.84m x 1.32m (9'4" x 4'4")

Ground Floor Bedroom Five/Snug to Rear

Bedroom One to Front 3.89m x 2.97m (12'9" x 9'9")

Bedroom Two to Rear 3.56m x 3.05m (11'8" x 10'0")

Dual Aspect Bedroom Three 3.2m x 2.24m (10'6" x 7'4")

Bedroom Four to Front 3.15m x 2.62m (10'4" max x 8'7" max)

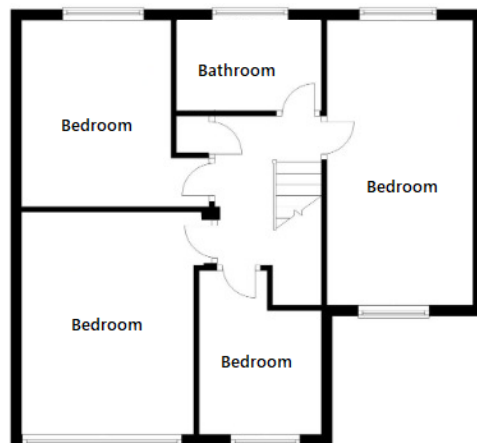
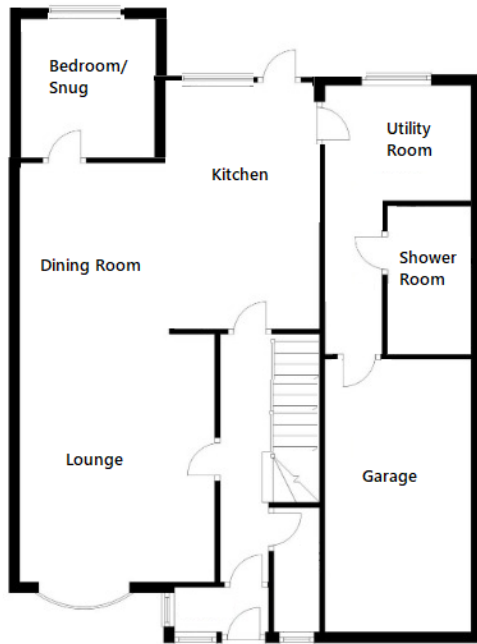
Family Bathroom to Rear 2.44m x 1.7m (8'0" x 5'7")

Garage 2.51m x 5.31m (8'3" x 17'5")

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 vendor. Current council tax band – E



316 Stratford Road
 Shirley
 Solihull
 B90 3DN

www.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 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.