



**Union Road**  
Shirley, Solihull

- A Very Well Presented Two/Three Bedroom Family Home
- Re-Fitted Kitchen/Diner & Two Shower Rooms
- Separate One Bedroom Annex with Lounge/Kitchen & Garden
- No Upward Chain & Driveway Parking

**£485,000**

Current EPC Rating - E  
Current Council Tax Band - E

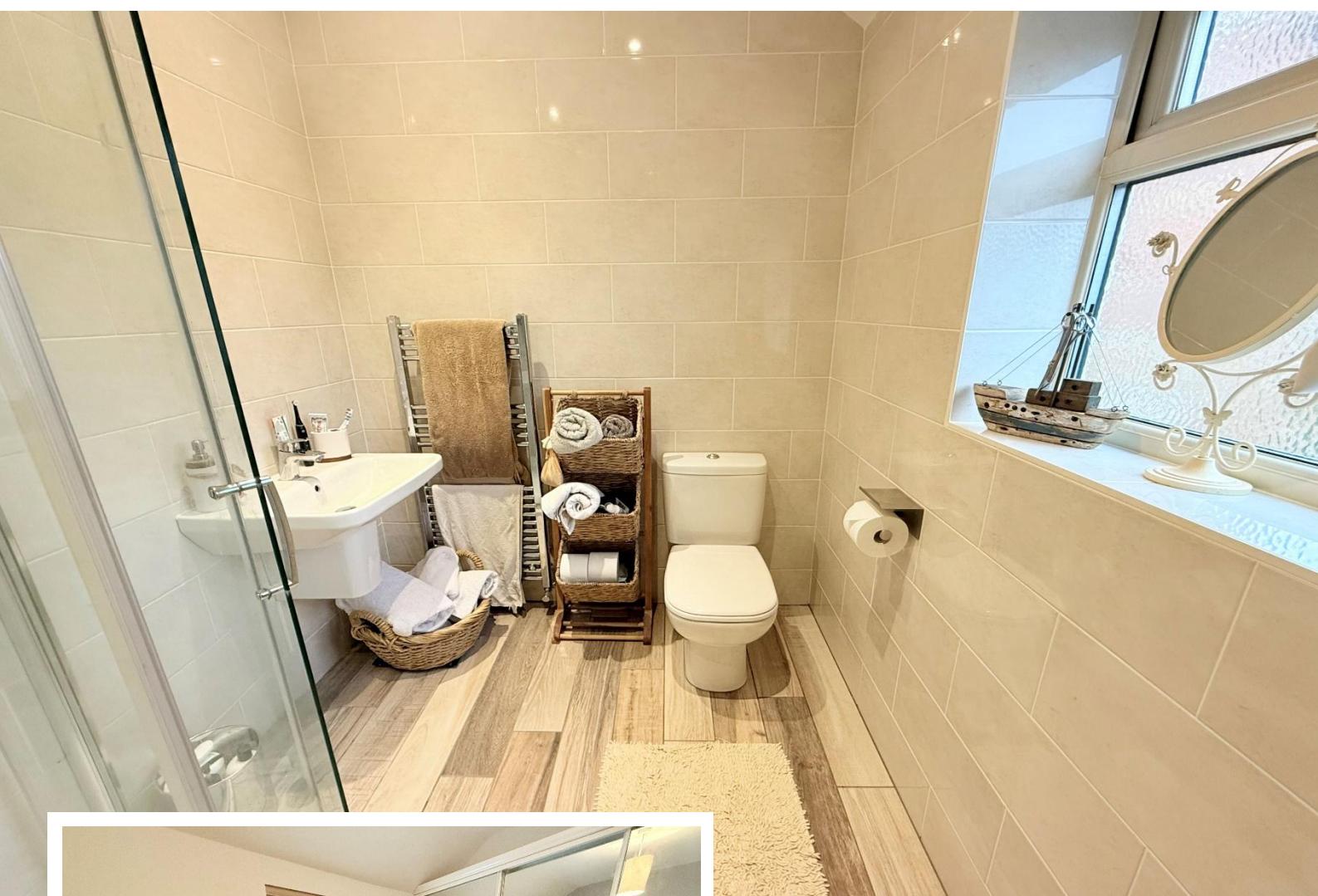




## Property Description

A unique opportunity to purchase this character detached property which has been sympathetically extended and offers extremely versatile accommodation overall offering three/four bedrooms, two kitchens, three bathrooms, ample off road parking, double glazing and gas central heating. Currently configured as two/three bedrooms to the main house and additional attached one bedroom house offering ideal ancillary accommodation/annex demanding a rental figure of approximately £1,100 PCM.

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 gyms 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.



## Rooms & Measurements

Open Plan Kitchen/Diner/Snug 6.71m x 3.12m (22'0" x 10'3")  
Lounge to Rear 5.16m x 2.77m (16'11" x 9'1")  
Bedroom Three/Dining Room to Front 3.51m x 3.71m (11'6" x 12'2") narrowing to 8' 3"  
Shower Room to Front 2.44m x 1.4m (8'0" x 4'7")  
Bedroom One to Front 3.63m x 3.53m (11'11" x 11'7")  
Bedroom Two to Front 3.18m x 2.62m (10'5" x 8'7")  
Re-Fitted Shower Room to Rear  
Annex Open Plan Lounge & Kitchen 4.39m x 3.68m (14'5" x 12'1")  
Annex Bedroom 2.77m x 3.66m (9'1" x 12'0")  
Annex En-Suite Shower Room

### Disclaimer

WE WOULD ADVISE CHECKING WITH YOUR SOLICITORS REGARDING SEPARATE STAMP DUTY PAYABLE FOR THE ANNEX

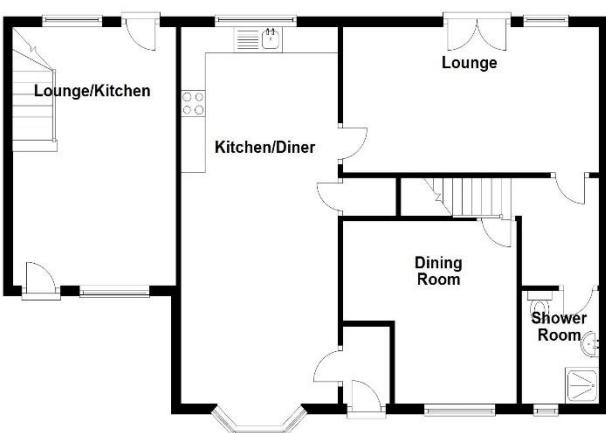
### Tenure

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 – E



Ground Floor



First Floor



Total area: approx. 127.8 sq. metres (1376.1 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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 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.