



smarthomes

**Micklehill Drive**

Shirley, Solihull

- A Four Bedroom Detached Family Home
- Two Reception Rooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Bathroom
- En Suite Shower
- Garage
- Utility/Covered Side Passage

**£475,000**

Current EPC Rating - D

Current Council Tax Band - E





## Property Description

A detached family home offering four bedrooms, two reception rooms, re-fitted breakfast kitchen, en suite, re-fitted family bathroom, guest WC, utility/covered side passage, garage, 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 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

Dining Room to Front - 2.95m x 3.05m (9'8" x 10'0")

Living Room to Rear - 5.72m x 3.15m (18'9" x 10'4")

Re-Fitted Breakfast Kitchen to Rear - 2.62m x 4.17m (8'7" x 13'8")

Utility/Covered Side Passage

Guest WC to Front - 0.91m x 1.91m (3'0" x 6'3")

Bedroom One to Front - 4.29m x 2.92m (14'1" x 9'7")

En Suite Shower Room - 2.03m x 1.3m (6'8" x 4'3")

Bedroom Two to Front - 3.18m x 3.53m (10'5" x 11'7")

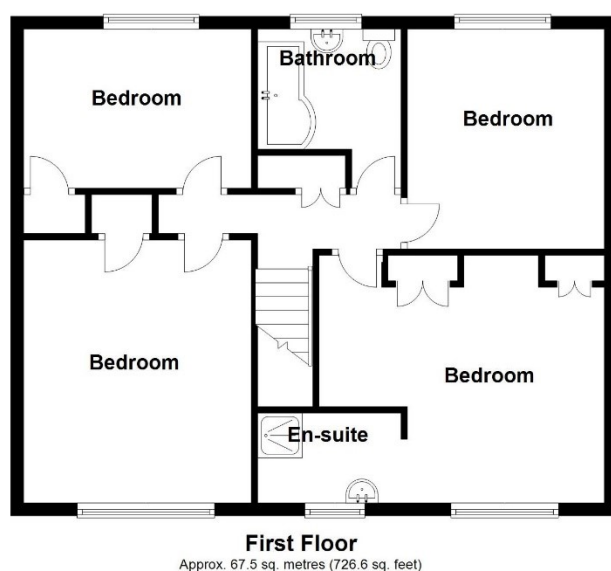
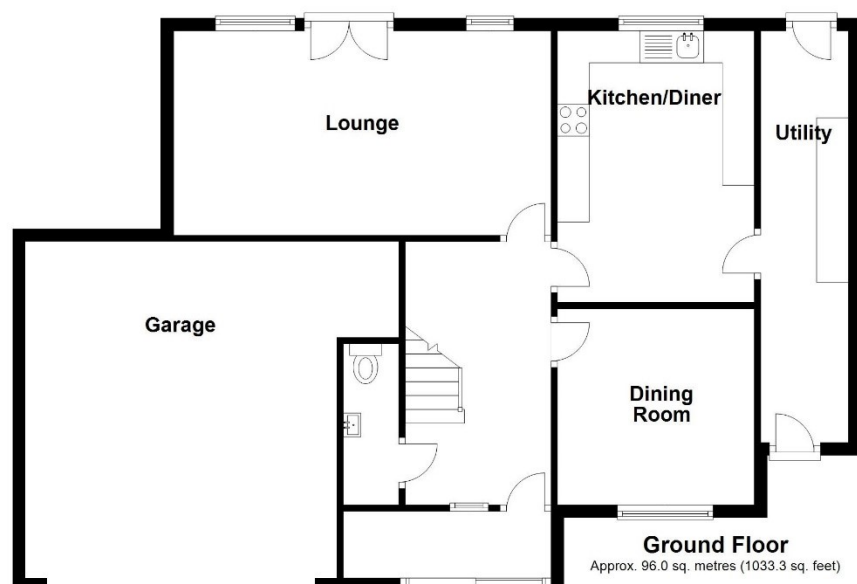
Bedroom Three to Rear - 3.18m x 2.62m (10'5" x 8'7")

Bedroom Four to Rear - 2.67m x 3.71m (8'9" x 12'2")

Re-Fitted Family Bathroom to Rear - 2.36m x 1.65m (7'9" x 5'5" (min)

### 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 – E



Total area: approx. 163.5 sq. metres (1759.9 sq. feet)

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