



smarthomes

Shotteswell Road

Shirley, Solihull

- A Well Maintained Detached Property
- Three Double Bedrooms
- No Upward Chain
- Spacious Lounge & Extended Dining/Family Room
- Breakfast Kitchen
- Conservatory
- Four Piece Family Bathroom

Offers Over £375,000

Current EPC Rating - 69 (C)

Current Council Tax Band - E





Property Description

A well maintained detached property offered for sale with no upward chain and briefly affording three double bedrooms, spacious lounge, breakfast kitchen, extended dining/family room, conservatory, guest WC, utility area, four piece family bathroom, rear garden, integral garage 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

Guest WC

Spacious Lounge to Front - 6.9m x 3.5m (22'7" x 11'5")

Conservatory to Rear - 2.9m x 2.1m (9'6" x 6'10")

Breakfast Kitchen to Rear - 4.2m x 2.9m (13'9" x 9'6")

Utility Area - 2.4m x 1.8m (7'10" x 5'10")

Extended Dining/Family Room to Rear - 4.7m x 2.4m (15'5" x 7'10")

Bedroom One to Rear - 3.9m x 2.9m (12'9" x 9'6")
(some head height restriction)

Bedroom Two to Rear - 3.6m x 2.5m (11'9" x 8'2") (with
some head height restriction)

Bedroom Three to Front - 3.6m x 2.9m (11'9" x 9'6")

Four Piece Family Bathroom to Front - 3.4m x 1.8m (11'1" x 5'10")

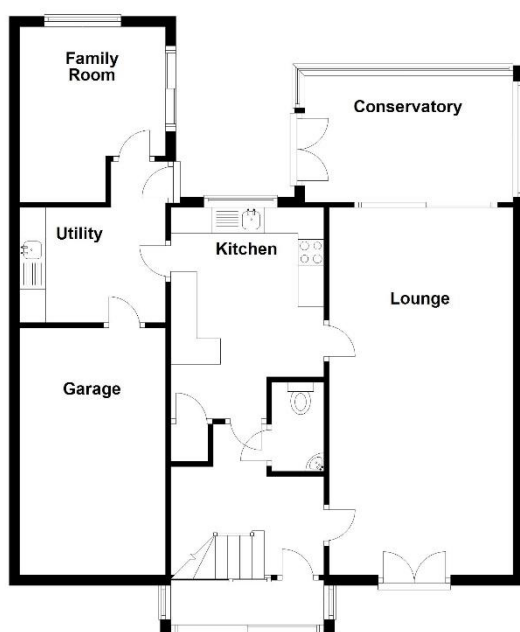
Side Garage - 5.3m x 2.6m (17'4" x 8'6")

Tenure

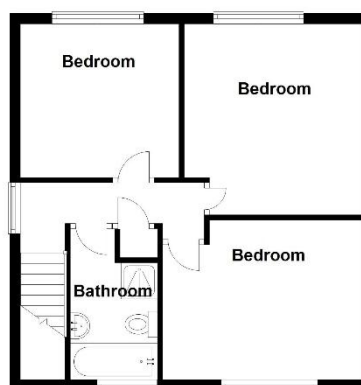
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E



Ground Floor



First Floor



Total area: approx. 135.4 sq. metres (1457.1 sq. feet)

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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.