



Radbourne Road

Shirley, Solihull, B90 3RT

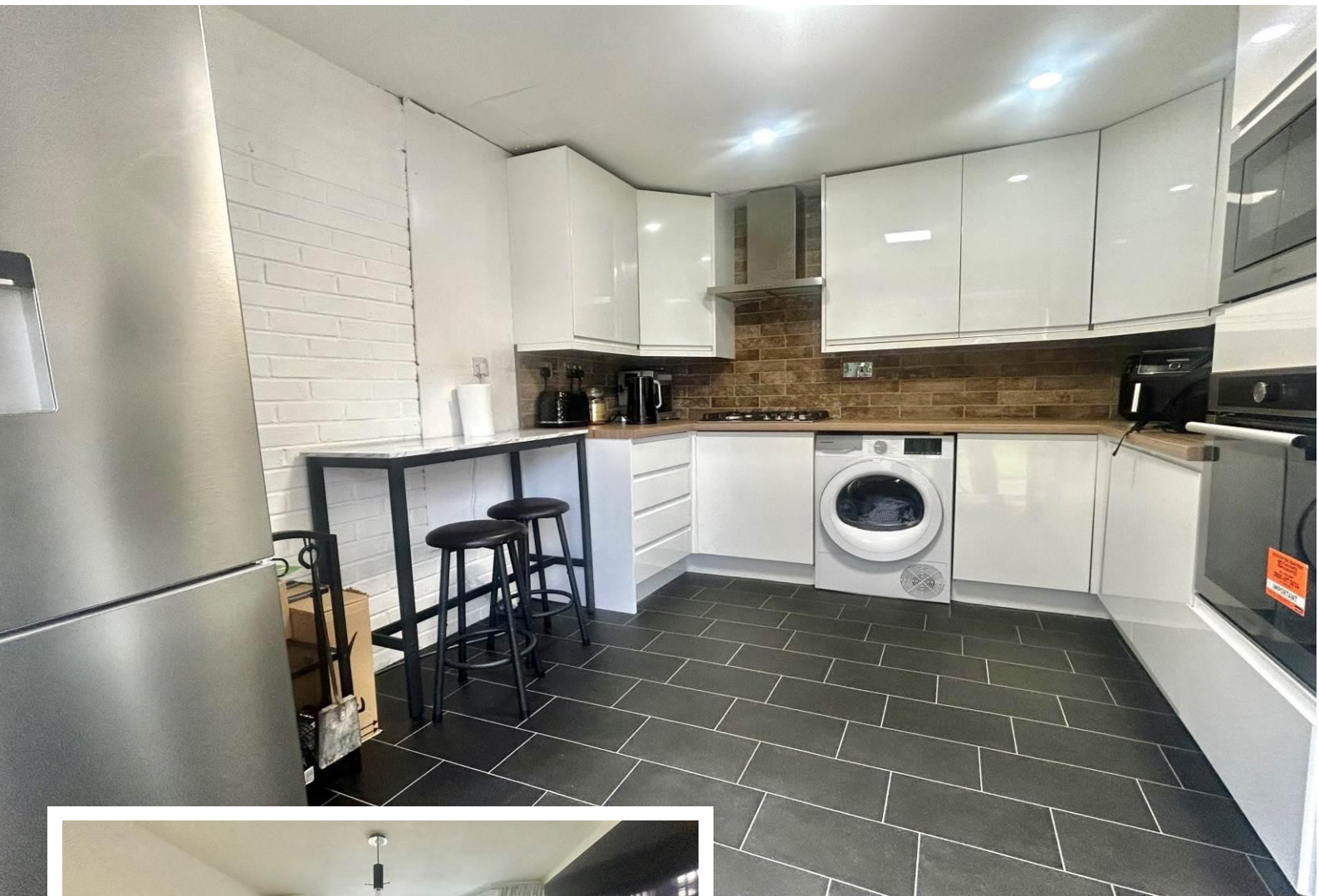
- An Extended Three Bedroom Detached Family Home
- Re-Fitted Breakfast Kitchen & Two Reception Rooms
- South/Westerly Facing Rear Garden
- Currently Within Tudor Grange Academy Catchment

£450,000

EPC Rating - 46

Current Council Tax Band - E





Property Description

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.



The property is set back from the road behind decorative wrought iron gates and gravel driveway providing generous off road parking extending to gated side access to the rear garden and feature storm porch with double glazed door leading into

Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Through Lounge/Diner

10' 9" x 26' 5" (3.28m x 8.05m) With double glazed bay window to front elevation, double glazed bow window to side elevation and a double glazed bay incorporating glazed door leading to rear garden. Wood effect flooring, ceiling light points and radiators

Sitting Room to Front

12' 9" x 9' 5" (3.89m x 2.87m) A versatile room currently utilised as a home office with double glazed bow window to front elevation, ceiling light point, wood effect flooring and radiator



Re-Fitted Breakfast Kitchen to Rear

Being fitted with a range of handle-less high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset eye-level oven, grill and microwave oven, space and plumbing for washing machine, space for fridge freezer, wall mounted Worcester boiler, radiator, spot lights to ceiling, tiled flooring and double glazed windows and door to rear

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to



Bedroom One to Front

13' 5" x 10' 10" (4.09m x 3.3m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

9' 5" x 13' 10" (2.87m x 4.22m) With double glazed bay window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

6' 4" x 8' 7" (1.93m x 2.62m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Shower Room to Rear

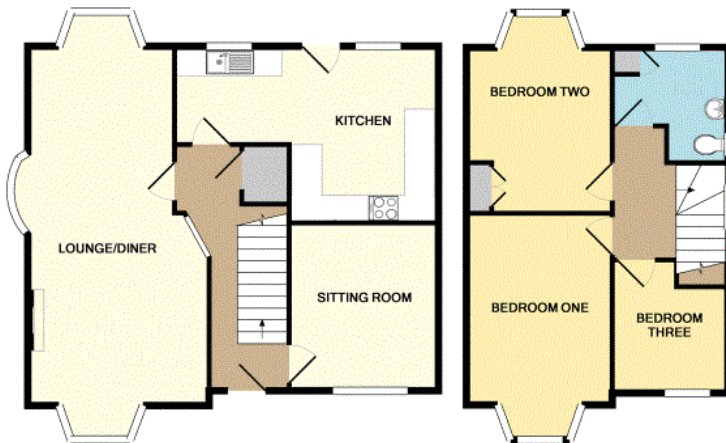
Being re-fitted with a three piece white suite comprising; over-sized walk in shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and vanity wash hand basin with storage below, marble effect tiled flooring, obscure double glazed windows to side and rear, shaver socket and ceiling light point

South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, timber potting shed, fencing to boundaries and gated side access to driveway

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 vendor. Current council tax band - E



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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