



Dunton Hall Road

Shirley, Solihull

- An Extended Five Bedroom Detached Family Home
- Three Reception Rooms
- Modern Fitted Kitchen
- No Upward Chain

£525,000

Current EPC Rating - TBC
Current Council Tax Band E





Property Description

A heavily extended detached property situated on a generous corner plot and offered for sale with no upward chain. The accommodation briefly affords three four floor bedrooms and spacious ground floor bedroom, lounge, dining room, home office, modern fitted kitchen, utility, guest WC and ground floor shower room, first floor family shower room, garage, delightful rear garden and ample 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 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

Entrance Hall

Lounge to Front - 5.61m x 3.56m (18'5" x 11'8")

Dining Room to Rear - 4.62m x 3.15m (15'2" x 10'4")

Modern Fitted Kitchen to Rear - 4.17m x 2.36m (13'8" x 7'9")

Utility Room - 1.85m x 2.46m (6'1" x 8'1")

Home Office - 3.68m x 2.44m (12'1" x 8'0")

Spacious Ground Floor Bedroom Five to Rear - 4.32m x 4.01m (14'2" x 13'2")

Guest WC to Rear

Shower Room - 3.43m x 1.09m (11'3" (into shower) x 3'7")

Garage - 4.57m x 4.06m (15'0" x 13'4")

Bedroom One to Front - 4.9m x 2.44m (16'1" x 8'0")

Large Walk-in Wardrobe - 3.89m x 3.07m (12'9" (to wardrobe) x 10'1")

Bedroom Two to Front - 4.04m x 2.59m (13'3" (to wardrobes) x 8'6")

Bedroom Three to Rear - 3.2m x 2.59m (10'6" x 8'6")

Bedroom Four to Front - 2.97m x 1.93m (9'9" x 6'4")

Family Shower Room to Rear - 2.26m x 1.88m (7'5" (max) x 6'2" (max)

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



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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.