



## Wishaw Close

Shirley, Solihull, B90 1BX

- A Substantially Extended & Versatile Semi-Detached Property
- Five Bedrooms
- Two En-Suite Shower Rooms & Four Piece Family Bathroom
- Extended & Re-Fitted Breakfast Kitchen

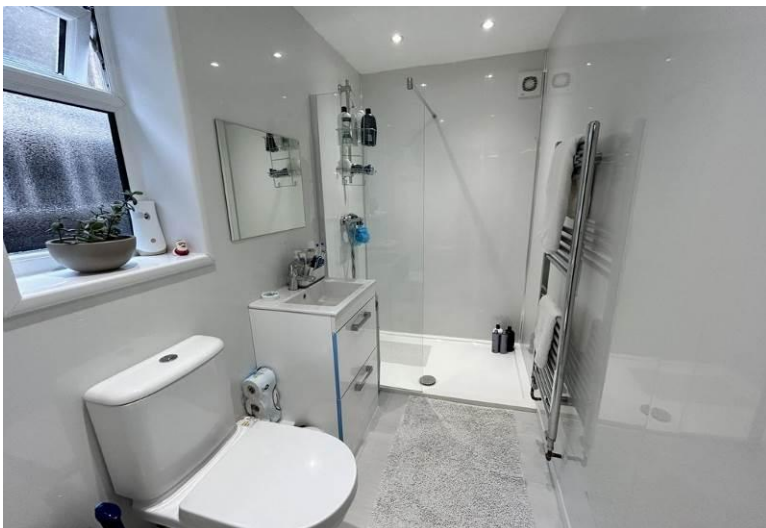
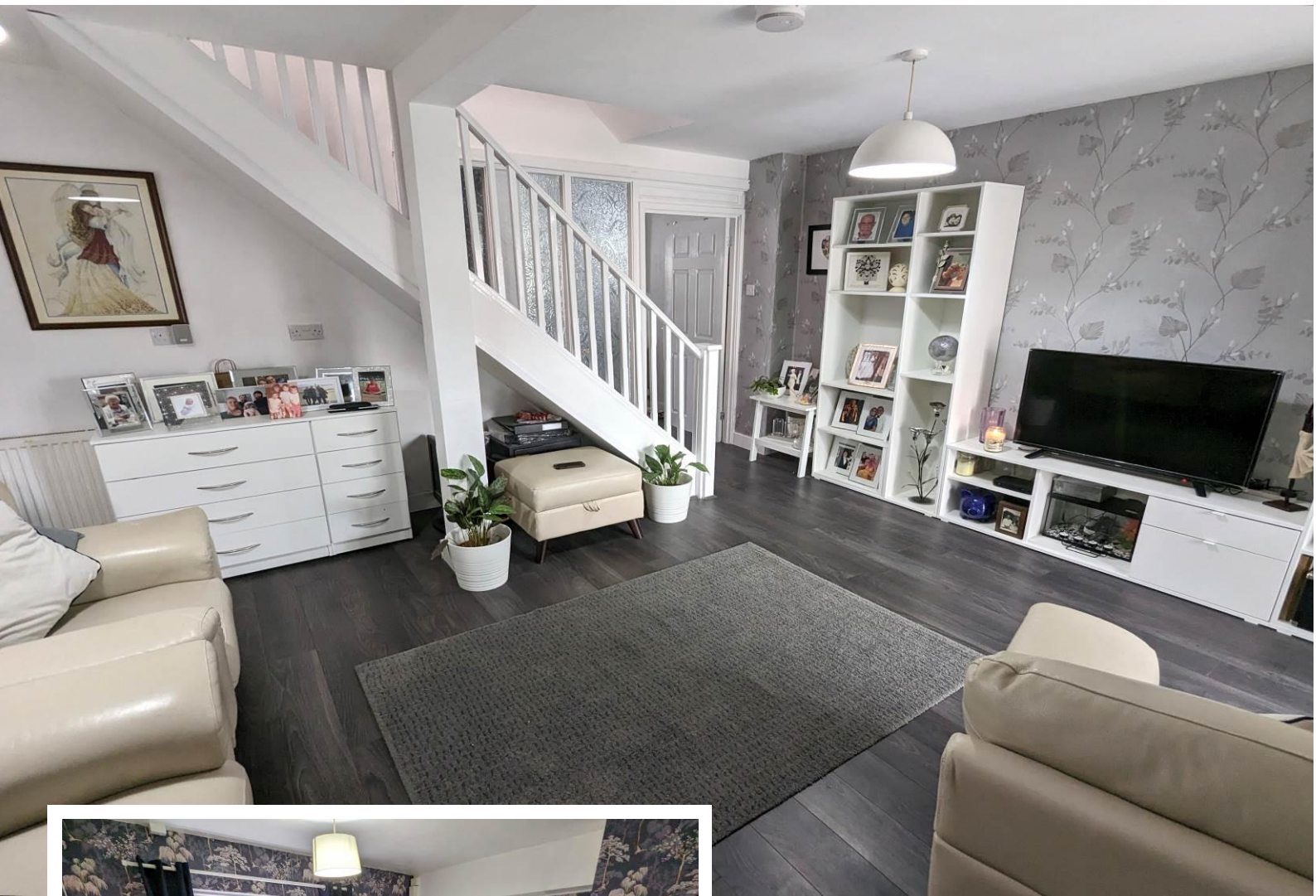
**Offers Over £300,000**

EPC Rating - 58

Current Council Tax Band - C







## 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 a tarmac driveway providing off road parking and paved pathway with adapted ramp extending to UPVC obscure double glazed door leading into





#### Enclosed Porch

With obscure double glazed windows, radiator, lighting, wood effect flooring and obscure glazed door leading through to

#### Open Plan Lounge

15' 11" x 16' 7" (4.85m x 5.05m) With double glazed window to side elevation, two ceiling light points, obscure window to front, open plan staircase, radiator, wood effect flooring, door to rear inner hallway and door to

#### Front Inner Hallway

With radiator, wood effect flooring, ceiling light point and doors leading off to



#### Ground Floor Bedroom Two to Front

11' 3" x 7' 7" (3.43m x 2.31m) With double glazed window to front elevation, ceiling light point and wood effect flooring

#### Utility Room

7' 11" x 4' 1" (2.41m x 1.24m) With space and plumbing for washing machine, wall mounted Baxi boiler and ceiling light point

#### Rear Inner Hallway

With radiator, ceiling light point, wood effect flooring, opening through to breakfast kitchen and door to

#### Ground Floor Bedroom One

12' 7" x 12' 7" (3.84m x 3.84m) With double glazed window to side elevation, radiator, ceiling light point and door leading into



#### En-Suite Shower Room

8' 9" x 4' 7" (2.67m x 1.4m) Being fitted with a three piece white suite comprising of; double walk-in shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin with storage below, vanity mirror, obscure double glazed window to side, complementary aqua-panelling to walls, wood effect flooring, ladder style radiator, extractor and spot lights to ceiling

#### Extended & Re-Fitted Breakfast Kitchen to Rear

9' 10" x 10' 11" (3m x 3.33m) Being re-fitted with a range of handle-less high gloss wall, drawer and base units with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, five ring gas hob with Metro tiling to splashback and extractor canopy over, inset eye-level double oven and grill, integrated dishwasher and wine fridge, space for American style fridge freezer, spot lights to ceiling, wood effect flooring and double glazed patio doors leading out to the rear garden

#### Accommodation on the First Floor

##### Landing

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





### Bedroom Three to Front

12' 11" x 9' 9" (3.94m x 2.97m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and door leading into

### En-Suite Shower Room

7' 1" x 4' 0" (2.16m x 1.22m) Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower, low flush WC and vanity sink with complementary aqua-panelling to water prone areas, ladder style radiator and spot lights to ceiling

### Bedroom Four to Rear

11' 11" x 8' 9" (3.63m x 2.67m) With double glazed window to rear elevation, radiator, wood effect flooring, ceiling light point and built-in wardrobe

### Bedroom Five to Rear

7' 9" x 9' 0" (2.36m x 2.74m) With double glazed window to rear elevation, radiator and ceiling light point

### Re-Fitted Four Piece Family Bathroom to Rear

Being re-fitted with a four piece white suite comprising; panelled bath, low flush WC, vanity wash hand basin and shower cubicle with tiling and aqua-panelling to water prone areas, wood effect flooring, obscure double glazed window to rear and ceiling light point

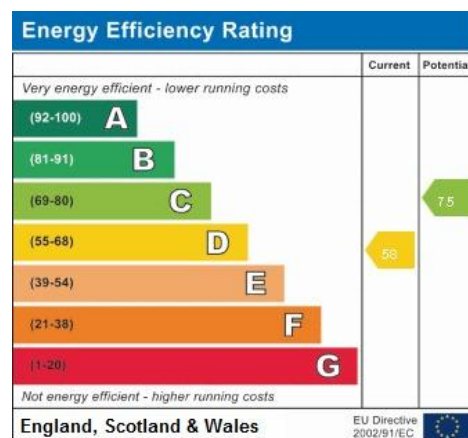
### Low Maintenance Rear Garden

Being decked with raised borders, fencing to boundaries, cold water tap, external power points and side access



### Tenure

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



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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.