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£535,000

- A Substantially Extended & Refurbished Detached Family Home
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Extended & Re-Fitted Breakfast Kitchen

Corley Close, Shirley, Solihull, B90 1AL

A substantially extended and beautifully refurbished detached family home occupying an extremely generous plot and situated in a popular cul-de-sac location. With accommodation comprising: Five bedrooms, extended lounge, dining room, extended utility room and guest W.C, extended and re-fitted kitchen/breakfast room, two en suites, family bathroom, superb rear garden, side garage and off road parking. EPC - Rating 64. Current Council Tax Band - D



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 situated at the end of a cul-de-sac location and is set back from the road behind a block paved driveway with a UPVC double glazed front door leading to



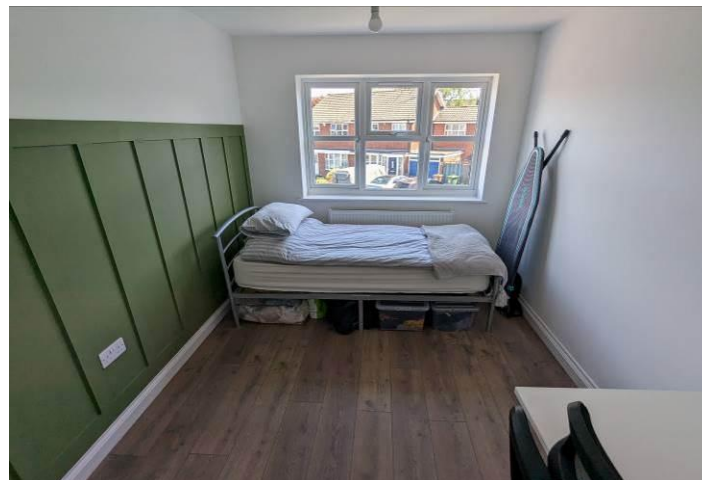


Enclosed Porch

With double glazed windows and further double glazed door leading through to

Entrance Hallway

With LVT flooring, ceiling down lights, central heating radiator, stairs leading to the first floor accommodation with useful under-stairs storage area opening leading through to



Dining Room to Front

15' 5" x 9' 3" (4.7m x 2.82m) With double glazed bow window to the front, ceiling light point, half height detailing with dado rail, central heating radiator, LVT flooring and door leading through to

Lounge to Front

14' 11" x 17' 11" (4.55m x 5.46m) With double glazed bow window to the front elevation, picture wall panelling, LVT flooring, two central heating radiators, two ceiling light points and double glazed French doors with matching windows to sides leading out to the rear garden



Breakfast Kitchen to Rear

15' 2" x 10' 8" (4.62m x 3.25m) Being fitted with a full range of white high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with feature shower head style tap, tiling to splashback areas, integrated Neff oven and grill, four burner Zanussi gas hob with Zanussi extractor above, integrated fridge, integrated wine cooler, integrated dishwasher, LVT flooring, central heating radiator, ceiling down lights, double glazed picture window to the rear, further window to rear and opening through to

Utility Room

10' 8" x 8' 2" (3.25m x 2.49m) With LVT flooring, space and plumbing for washing machine, wall mounted central heating boiler, double glazed window to rear, central heating radiator, ceiling down lights and door to

Guest WC

6' 6" x 2' 4" (1.98m x 0.71m) Being fitted with a modern white suite comprising a low flush WC and vanity wash hand basin, tiling to splash prone areas, LVT flooring, extractor and ceiling light point and double glazed window to rear

Accommodation On The First Floor

Landing

With ceiling down lights, loft hatch, door to airing cupboard housing hot water tank and doors leading off to

Bedroom One to Front

18' 4" x 8' 0" (5.59m x 2.44m) With double glazed window to front elevation, central heating radiator, timber effect flooring, two ceiling light points and door off to

Re-Fitted En Suite to Rear

8' 0" x 7' 8" (2.44m x 2.34m) Being re-fitted with a luxury modern white suite comprising an oversized walk in shower with overhead drencher and shower head, built in W.C and wash hand basin set into vanity unit with cupboard storage, Travertine floor and walls, obscure double glazed window to rear, ceiling down lights, extractor and feature heated towel rail.

Extended Bedroom Two to Front

17' 6" x 14' 6" (max) (5.33m x 4.42m) With double glazed window to front elevation, central heating radiator, ceiling down lights, Juliet style double glazed doors leading onto balcony, decorative panelling to one wall and door to

En-Suite Shower Room

10' 2" x 3' 11" (3.1m x 1.19m) With Velux style roof light, oversized walk in shower with screen, mixer shower head on rail and overhead drencher, wash and basin set into vanity unit with storage below, low flush WC, decorative heated towel rail, ceramic tiled floors and walls and extractor fan.

Bedroom Three to Front

11' 9" x 8' 4" (3.58m x 2.54m) With double glazed window to front elevation, central heating radiator, timber effect flooring, decorative feature panelling and ceiling light point

Bedroom Four to Front

6' 6" x 9' 9" (1.98m x 2.97m) With double glazed window to front elevation, central heating radiator, ceiling light point and timber effect flooring

Bedroom Five to Rear

8' 4" x 20' 7" (2.54m x 6.27m) With double glazed window to rear elevation, central heating radiator, ceiling light point and timber effect flooring.

Family Bathroom to Rear

7' 7" x 6' 3" (2.31m x 1.91m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and vanity wash hand basin with mixer tap, decorative heated towel rail, extractor, tiled flooring, obscure double glazed window to rear, feature ladder style central heating radiator and ceiling down lights

Superb West Facing Rear Garden

Being mainly laid to lawn with large paved patio area, fencing to boundaries and a variety of mature shrubs, trees and bushes

Garage

8' 9" x 19' 8" (2.67m x 5.99m) With up-and-over door to front, power and light.

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 - D





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