



Yardley Wood Road

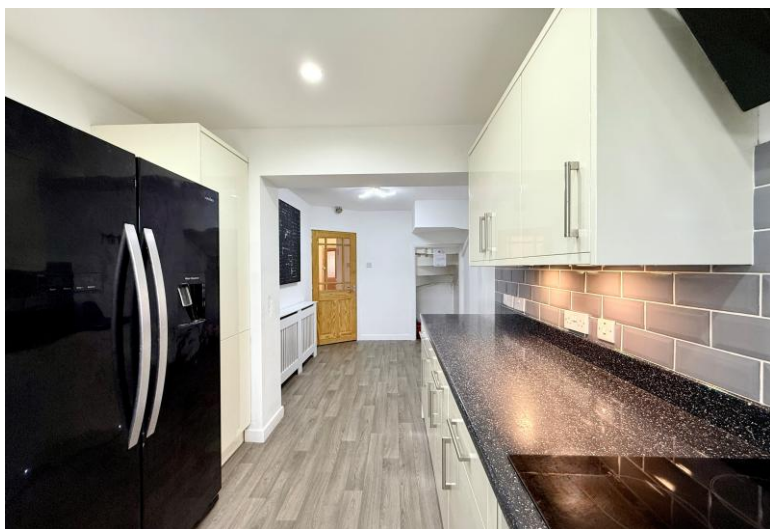
Shirley, Solihull

- A Well Presented & Extended Semi-Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Kitchen Breakfast Room

£300,000

Current EPC Rating - 45 (E)
Current Council Tax Band - C

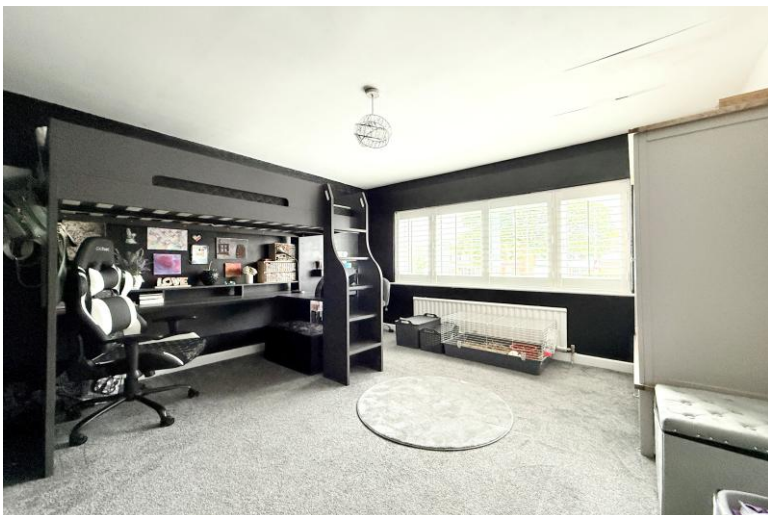
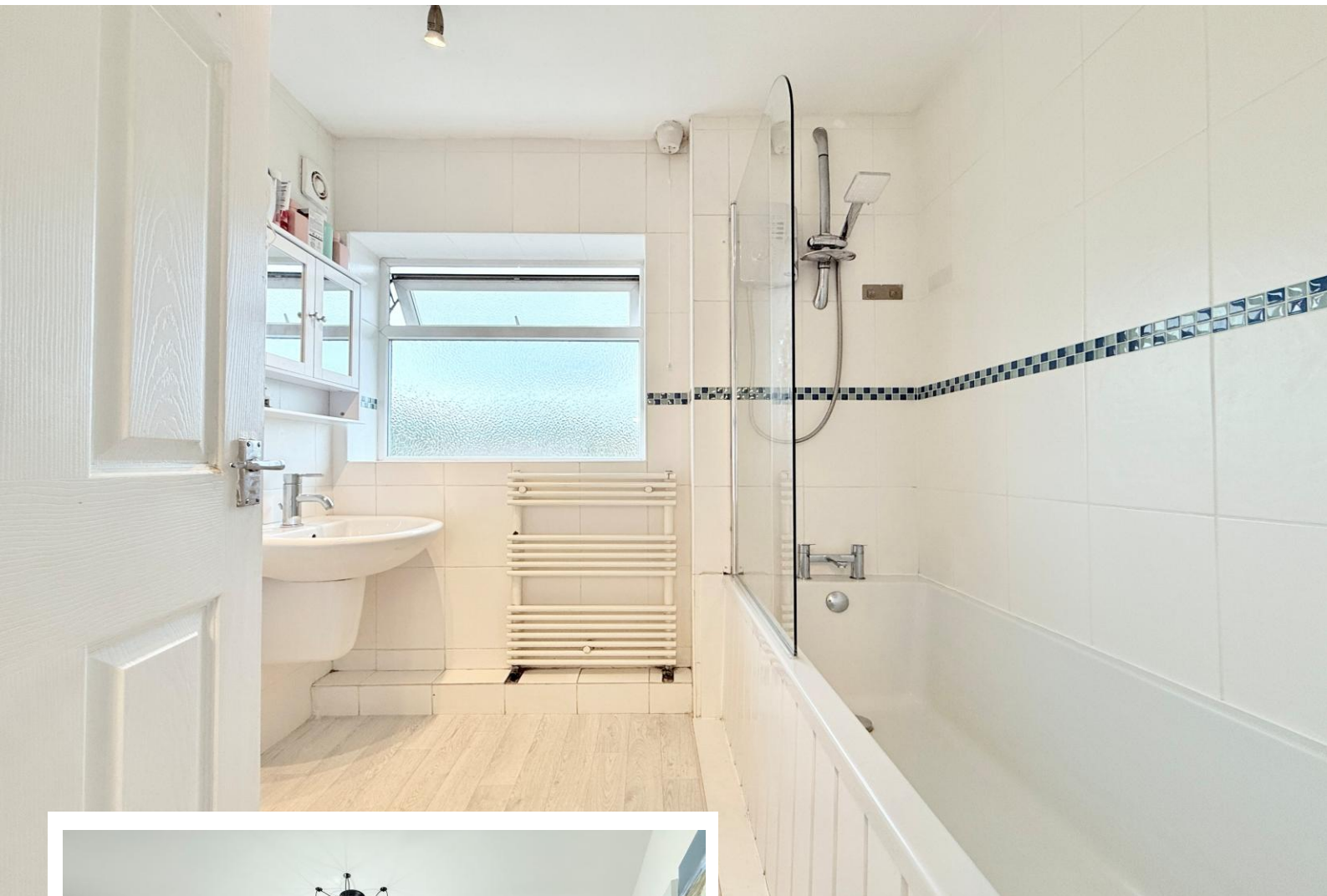




Property Description

A well presented and extended semi detached property benefitting from ample off road parking, double glazing, gas central heating and well proportioned accommodation comprising in brief two reception rooms, extended and refitted kitchen breakfast room, three double bedrooms, bathroom, integral garage and pleasant low maintenance rear garden

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.



Rooms & Measurements

Reception Room One to Front - 12' 9" x 12' 0" (3.89m x 3.66m)

Hallway

Reception Room Two to Rear - 11' 4" x 11' 10" (3.45m x 3.61m)

Extended & Refitted Kitchen Breakfast Room to Rear - 20' 3" x 7' 9" max (6.17m x 2.36m)

Bedroom One to Rear - 11' 4" x 12' 0" (3.45m x 3.66m)

Bedroom Two to Front - 12' 6" x 12' 2" (3.81m x 3.71m)

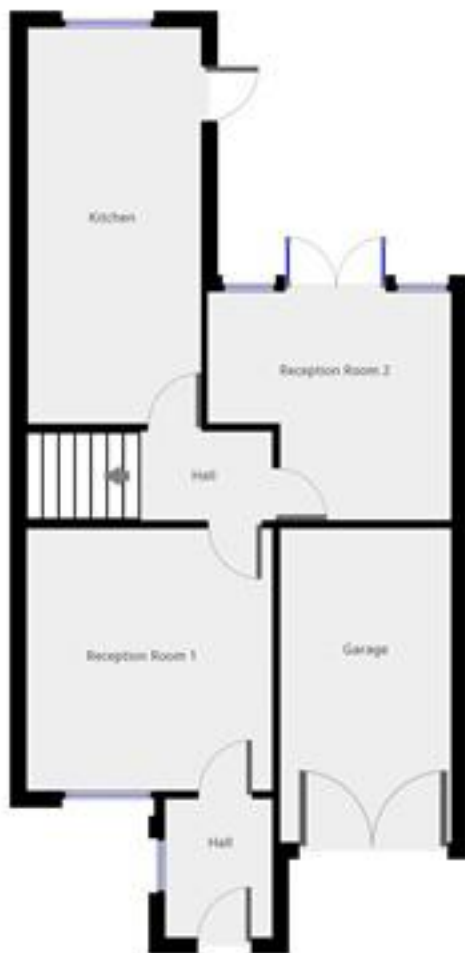
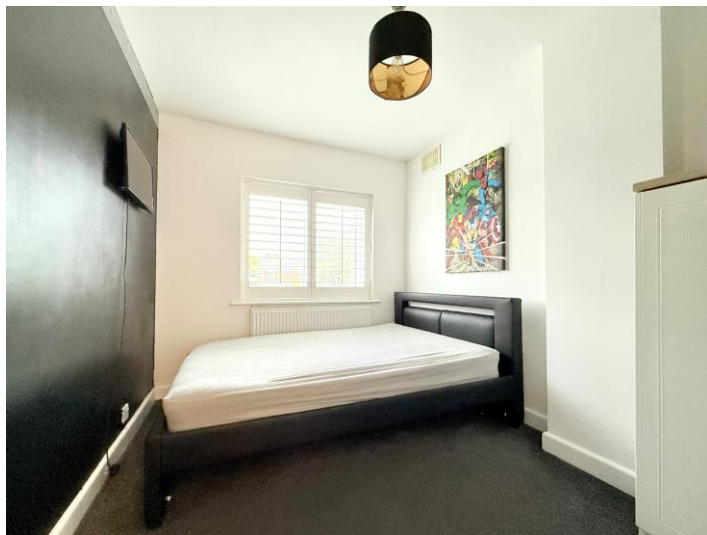
Bedroom Three to Front - 10' 0" x 7' 10" (3.05m x 2.39m)

Bathroom to Rear - 5' 5" x 6' 10" (1.65m x 2.08m)

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 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.