



smarthomes

Shakespeare Drive

Shirley, Solihull

- A Spacious Four Bedroom Detached Family Home
- Two Reception Rooms
- Potential For Improvement & Extension (STPP)
- Re-Fitted Shower Room
- South Facing Rear Garden
- NO UPWARD CHAIN

£475,000

Current EPC Rating 57 (D)

Current Council Tax Band E





Property Description

A spacious four bedroom detached family home offered for sale with no upward chain and potential for improvement and extension (STPP), two reception rooms, kitchen diner, lean to/utility, re-fitted shower room, separate WC, south facing rear garden, garage and off road parking

Shakespeare Drive is located in the heart of Shirley in a highly sought after location and being conveniently situated within walking distance to many local amenities along the Stratford Road. 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

Reception Room One to Front - 4.27m x 3.68m (14'0" x 12'1")

Reception Room Two to Rear - 5.36m x 3.61m (17'7" x 11'10")

Kitchen Diner - 4.01m x 3.71m (13'2" x 12'2")

Lean To/Utility - 1.47m x 1.85m (4'10" x 6'1")

Bedroom One to Front - 4.39m x 3.66m (14'5" x 12'0")

Bedroom Two to Rear - 4.67m x 3.63m (15'4" x 11'11")

Bedroom Three to Front - 4.06m x 2.54m (13'4" x 8'4")

Bedroom Four to Rear - 2.41m x 2.74m (7'11" x 9'0")

Separate WC

Re-Fitted Shower Room to Side

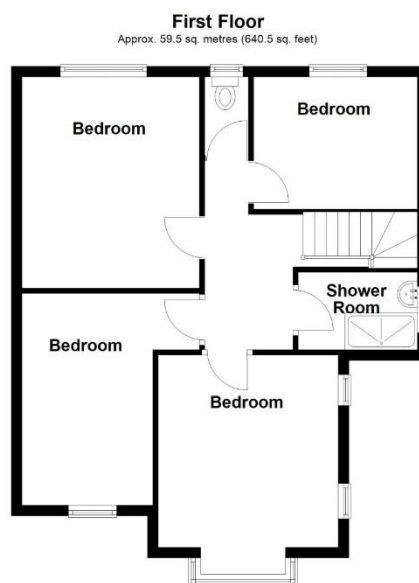
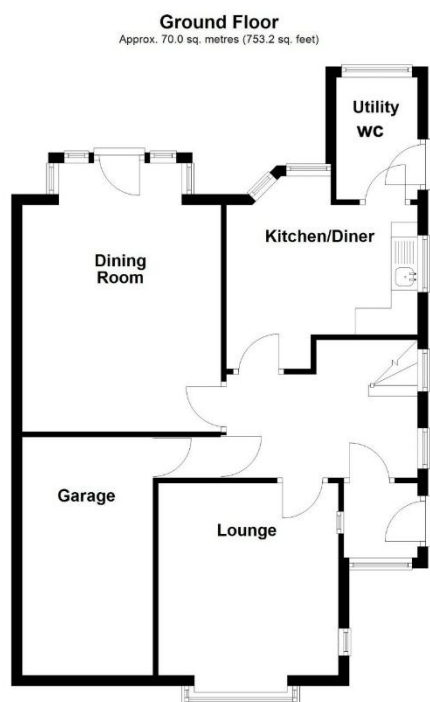
Garage - 4.88m x 2.41m (16'0" x 7'11")

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



Total area: approx. 129.5 sq. metres (1393.7 sq. feet)

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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.