



Yardley Wood Road

Shirley, Solihull

- A Well Presented Four Bedroom Family Home
- Extended Fitted Kitchen & Family Bathroom
- South/Westerly Facing Rear Garden
- Spacious Through Lounge/Diner

£335,000

Current EPC Rating - TBC
Current Council Tax Band - D

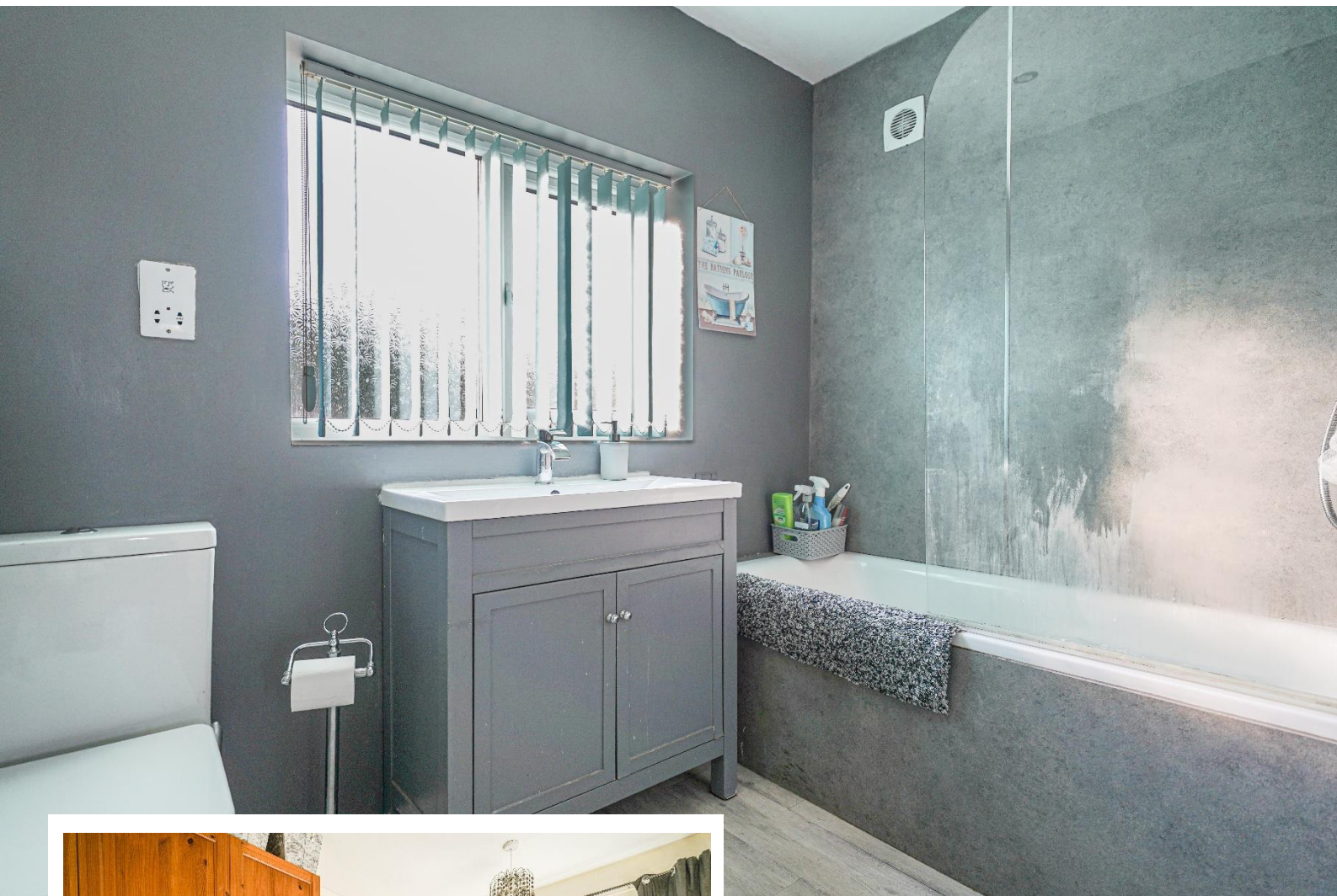




Property Description

A spacious extended semi-detached family home situated in a most convenient location offering accommodation comprising a through lounge/diner, home office, extended fitted kitchen, four bedrooms, re-fitted family bathroom, low maintenance South/Westerly facing rear garden, driveway parking and garage

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. Local schools include Peterbrook Junior School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, 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

Spacious Through Lounge/Diner 6.9m x 4.4m (22'7" x 14'5")

Home Office to Rear 2.5m x 2.3m (8'2" x 7'6")

Extended Fitted Kitchen to Rear 4.9m x 2.3m (16'0" x 7'6")

Bedroom One to Front 4.9m x 2.8m (16'0" x 9'2")

Bedroom Two to Rear 3.3m x 2.7m (10'9" x 8'10")

Dual Aspect Bedroom Three 4.7m x 2.3m (15'5" x 7'6")

Bedroom Four to Front 2.6m x 2.5m (8'6" x 8'2")

Re-Fitted Family Bathroom to Rear 2.4m x 2.3m (7'10" x 7'6")

Garage 4.9m x 2.4m (16'0" x 7'10")

Tenure

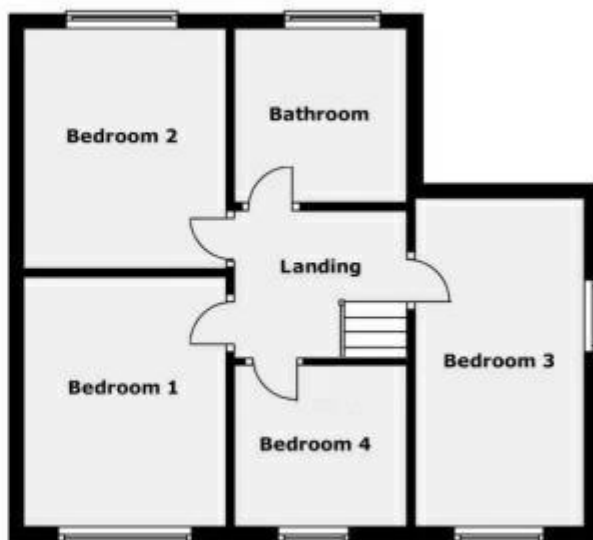
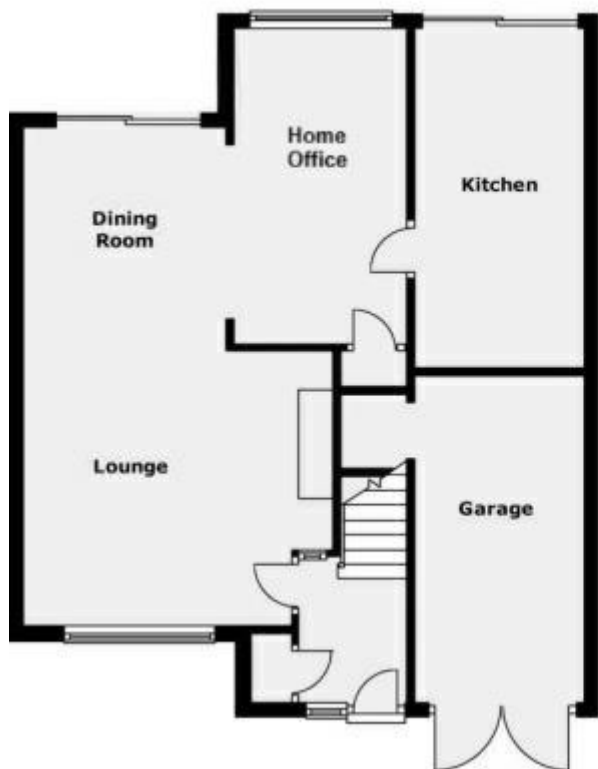
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – D



Ground Floor

First Floor



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.