



smarthomes

## Malcolm Road

Shirley, Solihull

- A Four Bedroom Detached Family Home
- Two Reception Rooms
- Breakfast Kitchen
- Large South Facing Rear Garden
- Large Corner Plot
- No Upward Chain

**£575,000**

Current EPC Rating 66 (D)

Current Council Tax Band F





## Property Description

A four bedroom detached property situated on a fantastic corner plot with wrap-around fore-garden and parking to rear with separate detached garage. Offered with no upward chain and briefly affording two reception rooms, guest WC, breakfast kitchen, family shower room and large south facing rear garden

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

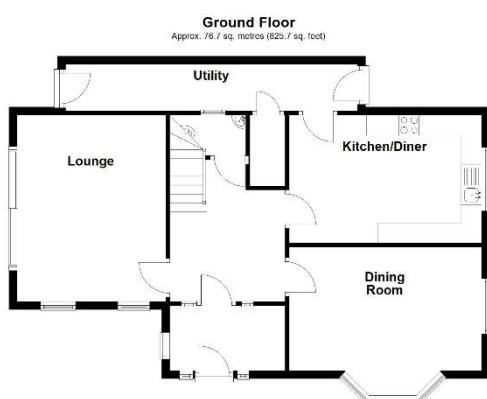
- Entrance Hall - 2.62m x 2.4m (8'7" x 7'10")
- Dining Room to Front - 4.06m x 4.39m (13'4" (into bay) x 14'5")
- Living Room to Rear - 3.5m x 4.4m (11'5" x 14'5" (into bay)
- Fitted Breakfast Kitchen to Side - 4.2m x 3.1m (13'9" x 10'2")
- Lean To Extension - 9m x 1.1m (29'6" x 3'7")
- Guest WC
- Bedroom to Rear
- Bedroom to Front - 4.06m x 4.39m (13'4" (into bay) x 14'5")
- Bedroom to Front - 3m x 3.1m (9'10" x 10'2")
- Bedroom to Side - 2.6m x 2.6m (8'6" x 8'6")
- Three Piece Family Shower Room - 1.6m x 2.6m (5'2" x 8'6")

### 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 – F



Total area: approx. 144.0 sq. metres (1550.2 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 and 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.