smarthomes

Lawnswood Avenue

Shirley, Solihull

- A Well Presented & Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen
- En-Suite Shower Room & Family Bathroom
- Currently Sitting in the Catchment Area for Tudor Grange Academy

Offers Over £500,000

Current EPC Rating 70 (C)

Current Council Tax Band D

Property Description

A well presented and extended semi-detached property currently sitting in the catchment area for Tudor Grange Academy. Offering spacious accommodation comprising two reception rooms, extended breakfast kitchen, utility room, guest W.C, four bedrooms, en-suite shower room, family bathroom, South facing rear garden, garage and driveway parking

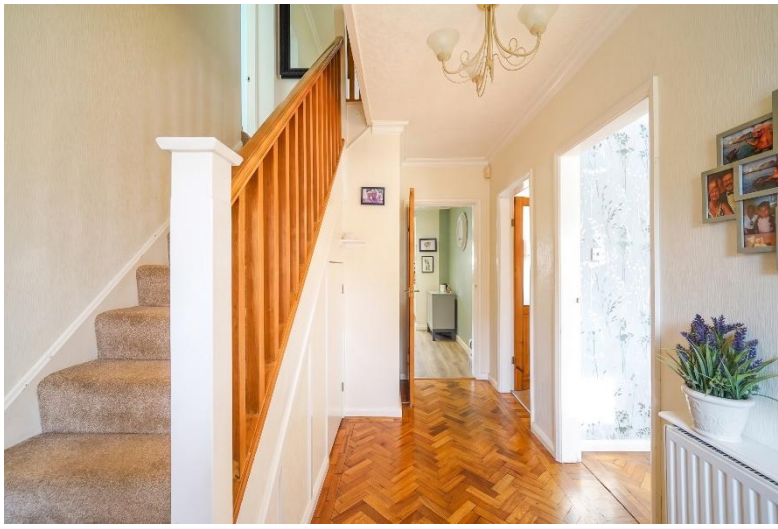
Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along 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.

Rooms & Measurements

Dining Room to Front - 4.1m x 3.4m (13'5" x 11'1")
Lounge to Rear - 4.3m x 3.5m (14'1" x 11'5")
Extended Breakfast Kitchen to Rear - 5.7m max x 5m max (18'8" max x 16'4" max
Utility Room - 2.3m x 2m (7'6" x 6'6")
Guest W.C
Bedroom One to Front - 3.5m x 2.4m (11'5" x 7'10")
Suite Shower Room
Bedroom Two to Rear - 4.1m x 3.4m (13'5" x 11'1")
Bedroom Three to Front - 4.2m x 2.8m (13'9" x 9'2")
Bedroom Four to Front - 2.4m x 2.3m (7'10" x 7'6")
Family Bathroom to Rear - 2.3m x 1.6m (7'6" x 5'2")
Separate W.C
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 vendor. Current council tax band – D



Approx. 136 Sq. Meters (1464 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.