



smarthomes

Streetsbrook Road

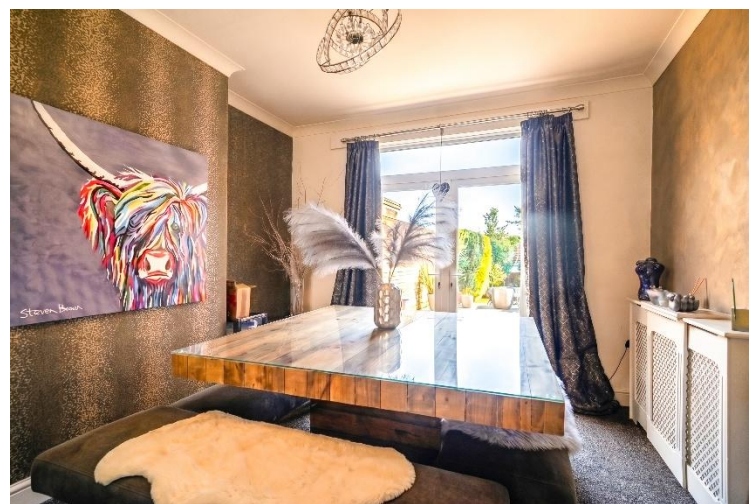
Shirley, Solihull

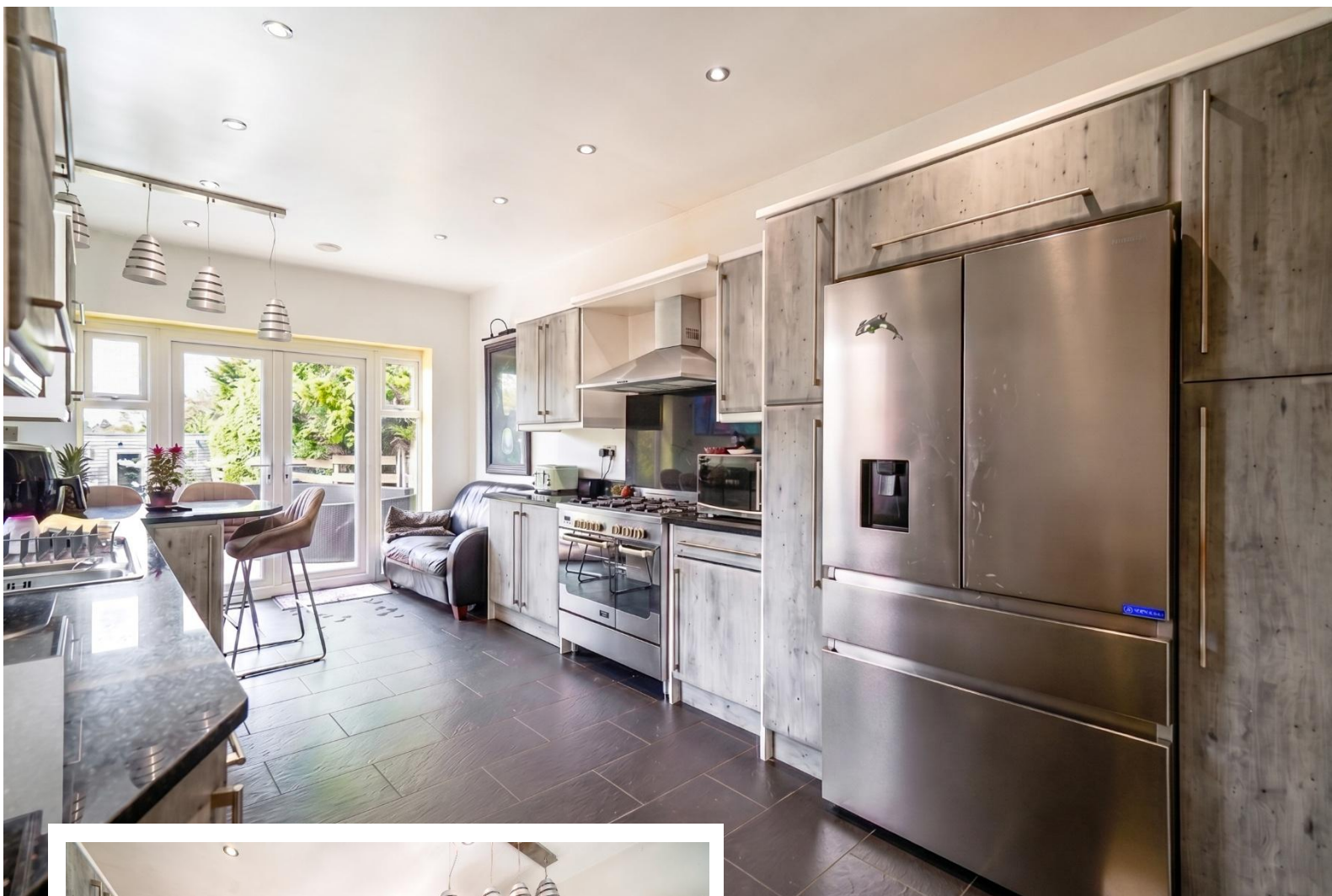
- A Beautifully Presented & Extended Semi-Detached Property
- Four Bedrooms
- Through Lounge/Diner
- Superb Modern Extended Kitchen
- Garage & Driveway Parking
- Private Rear Garden with Bar/Games Room

£475,000

Current EPC Rating - D

Current Council Tax Band - D

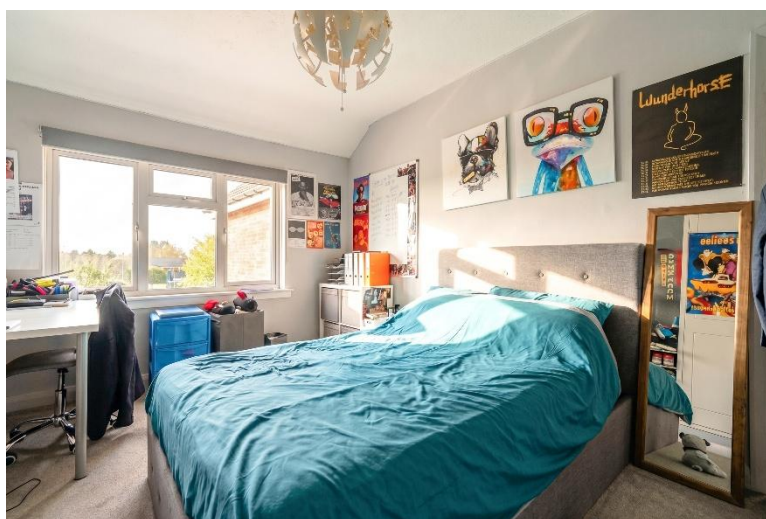




Property Description

A very well presented and extended semi-detached family home situated in a most convenient location offering accommodation comprising a spacious through lounge/diner, extended family breakfast kitchen, utility, guest W.C, four bedrooms, en-suite shower room, four piece family bathroom, side garage, driveway parking and extensive private rear garden with rear bar/games room

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

Spacious Through Lounge/Diner 9.07m x 2.44m (29'9" x 8'0")

Extended Breakfast Kitchen to Rear 7.54m max x 3.1m (24'9" max x 10'2")

Utility Room 1.93m x 1.55m (6'4" x 5'1")

Bedroom One to Rear 3.99m x 3.05m (13'1" x 10'0")

En-Suite Shower Room

Bedroom Two to Rear 4.14m x 3.3m (13'7" x 10'10")

Bedroom Three to Front 4.5m x 3.58m (14'9" x 11'9")

Enlarged Bedroom Four to Front 2.36m x 2.29m (7'9" x 7'6")

Family Bathroom to Front

Rear Bar/Games Room 5.66m x 4.67m (18'7" x 15'4")

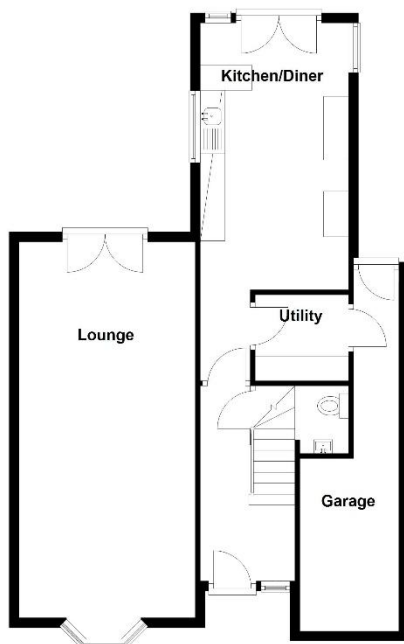
Garage 4.11m x 2.08m (13'6" x 6'10")

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
Approx. 69.6 sq. metres (749.4 sq. feet)



First Floor
Approx. 58.5 sq. metres (630.0 sq. feet)



Total area: approx. 128.1 sq. metres (1379.4 sq. feet)

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 and 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.