



smarthomes

Blackford Road

Shirley, Solihull

- A Beautifully Presented Four Bedroom Bungalow
- Superb Re-Fitted Kitchen & Two Spacious Reception Rooms
- Delightful Landscaped Southerly Facing Rear Garden
- Annexe with Bedroom, Kitchen Area, Dining Area & Office

Offers Over £635,000

Current EPC Rating - C
Current Council Tax Band - E





Property Description

A beautifully presented and substantially extended detached bungalow situated in a most sought after location with the added benefit of a separate annexe. The main bungalow offers spacious accommodation comprising a superb extended open plan lounge/kitchen/diner, separate lounge, superb master bedroom with dressing area and en-suite shower room, two further double bedrooms, en-suite bathroom and family bathroom. The separate annexe offers accommodation comprising a bed/sitting room with separate shower, home office, dining area, kitchen area and W.C. The property is completed by ample driveway parking and a beautifully manicure Southerly 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 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

Lounge to Front 4.8m x 3.8m (15'8" x 12'5")

Superb Extended Open Plan Lounge/Kitchen/Diner 6.3m max x 6.2m max (20'8" max x 20'4" max)

Bedroom One 4.2m x 3.3m (13'9" x 10'9")

Dressing Area to Rear 3.5m x 2.4m (11'5" x 7'10")

En-Suite Shower Room

Bedroom Two to Front 3.9m x 2.9m (12'9" x 9'6")

First Floor Dual Aspect Bedroom Three

En-Suite Bathroom

Annexe Dining Area 2.9m x 2.3m (9'6" x 7'6")

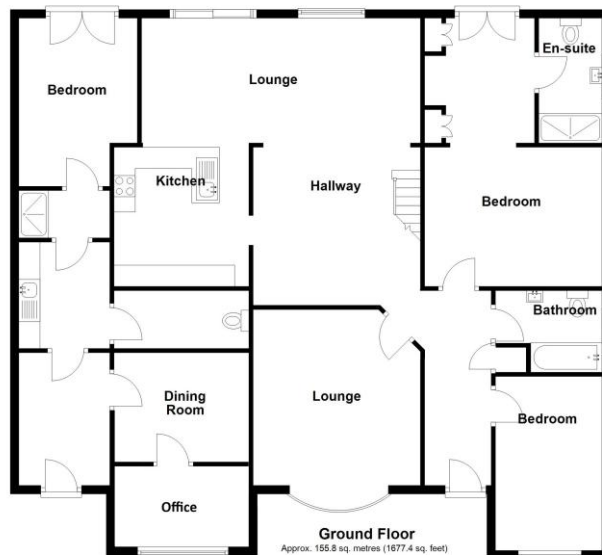
Annexe Home Office to Front 2.2m x 2m (7'2" x 6'6")

Annexe Kitchen Area

Annexe Bed/Sitting Room to Rear 3.7m x 2.9m (12'1" x 9'6")

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 – E



Total area: approx. 178.3 sq. metres (1919.7 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.