

smarthomes

Millisoms Road

Shirley, Solihull

- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Master En Suite & Family Bathroom
- Utility & Guest WC

£475,000

Current EPC Rating - C

Current Council Tax Band - E











Property Description

A beautifully presented four bedroom detached family home enjoying open views to the front and briefly affording two reception rooms, kitchen diner, guest WC, utility room, en suite, family bathroom, private rear garden, garage and off-road 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 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
Lounge to Front - 4.7m x 2.9m (15'5" x 9'6")
Dining Room to Front - 3.6m (into bay) x 2.5m (11'9" x 8'2")
Guest WC
Kitchen Diner to Rear - 7.7m x 3m (25'3" x 9'10")
Utility Room to Side - 1.7m x 1.6m (5'6" x 5'2")
Bedroom One to Front - 4m x 3.6m (13'1" x 11'9")
En Suite Shower Room to Front
Bedroom Two to Front - 3.6m x 2.7m (11'9" x 8'10")
Bedroom Three to Rear - 3.4m x 2.5m (11'1" x 8'2")
Bedroom Four to Rear - 2.6m x 2.3m (8'6" x 7'6")
Family Bathroom to Side - 2.4m x 1.6m (7'10" x 5'2")
Garage - 6m x 2.9m (19'8" x 9'6")

Tenure
We are advised by the vendor that the property is freehold. The vendor has advised they pay an estate service charge of £183.55 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative

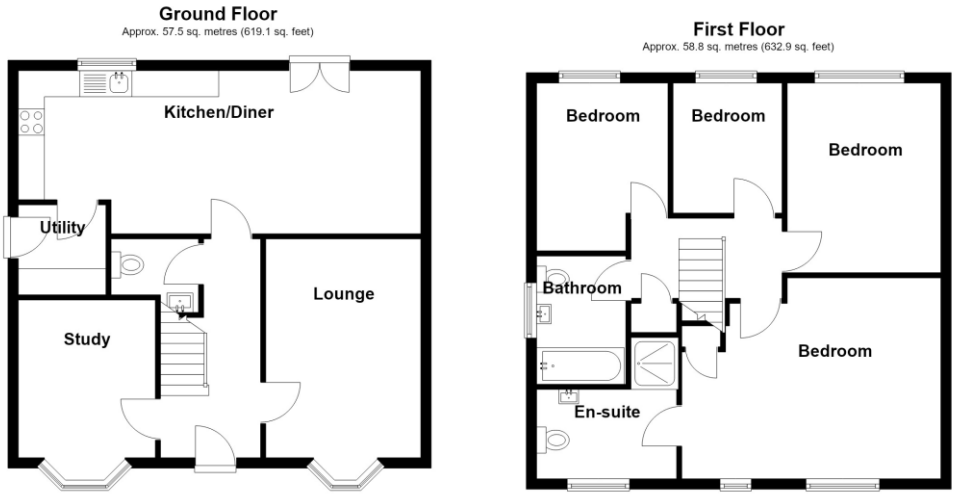
EPC supplied by Nigel Hodges
Current council tax band – E











Total area: approx. 116.3 sq. metres (1252.0 sq. feet)

316 Stratford Road
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Solihull
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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.