smarthomes

Solihull Road

Shirley, Solihull

- A Well Presented Four Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Family Bathroom & Separate W.C

£535,000

Current EPC Rating - D

Current Council Tax Band - E

Property Description

A spacious four-bedroom semi-detached property, occupying a prime position on Solihull Road. This property is a good choice for families, falling comfortably within the catchment area for the sought-after Tudor Grange Academy. Offered with no upward chain, this property benefits from two well-proportioned reception rooms, a fitted kitchen, guest W.C, family bathroom with separate W.C, a substantial rear garden, integral garage and ample 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 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

Reception Room One to Front 4.93m x 3.38m (16'2" x 11'1")

Reception Room Two to Rear 4.5m x 3.53m (14'9" x 11'7")

Fitted Kitchen to Rear 3.84m x 2.59m (12'7" x 8'6")

Bedroom One to Rear 4.7m x 2.95m (15'5" x 9'8")

Bedroom Two to Front 5.08m x 2.74m (16'8" x 9'0")

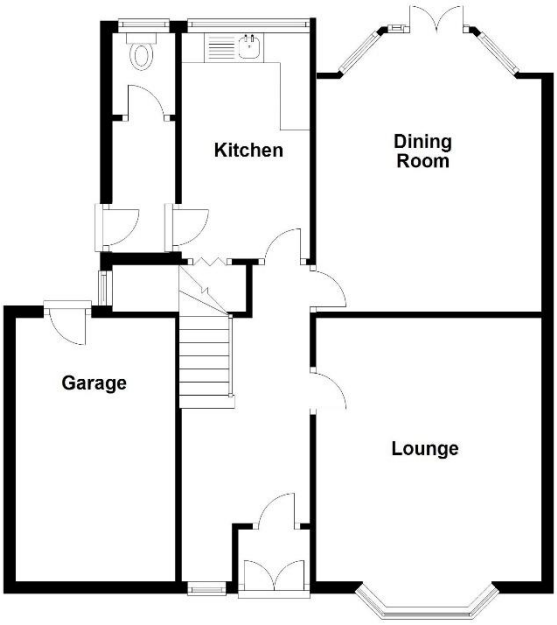
Bedroom Three to Front 2.74m x 2.64m (9'0" x 8'8")

Dual Aspect Bedroom Four 5.05m max x 2.41m max (16'7" max x 7'11" max)

Garage 4.29m x 2.36m (14'1" x 7'9")

Agents Note – Digital Furnishing
This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

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 – E



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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.