



smarthomes

## Blackford Road

Shirley, Solihull

- A Very Well Presented Three Double Bedroom Family Home
- Superb Fitted Kitchen & Two Spacious Reception Rooms
- Delightful Southerly Facing Rear Garden
- En-Suite Shower Room & Family Bathroom

**Offers Over £500,000**

Current EPC Rating - D  
Current Council Tax Band - E

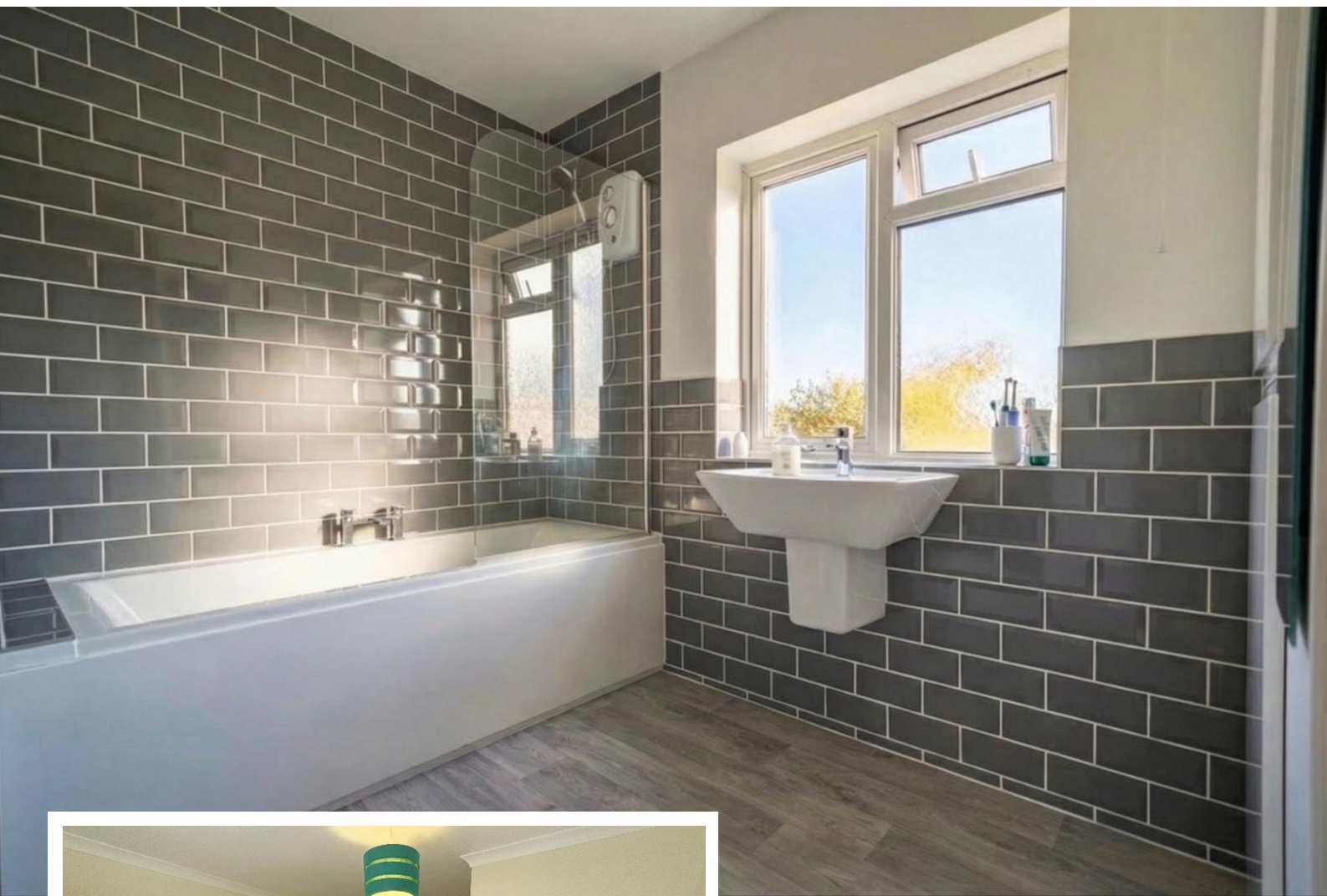




## Property Description

A beautifully presented detached family home offering three double bedrooms, spacious lounge, modern fitted kitchen, dining room, conservatory, guest WC, master en-suite shower room, family bathroom with separate WC, private Southerly facing rear garden, garage, ample off-road parking, covered side passage, UPVC double glazing and gas central heating

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. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42. Local schools include Woodlands Infant and Nursery School, Shirley Heath Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School/Sixth Form, Tudor Grange Academy Solihull and Alderbrook Secondary School/Sixth Form.



## Rooms & Measurements

Lounge to Front 4.5m x 3.2m (14'9" x 10'5")

Modern Fitted Kitchen to Rear 3.7m x 2.7m (12'1" x 8'10")

Dining Room to Rear 3.7m x 2.8m (12'1" x 9'2")

Conservatory to Rear 3.7m x 2.4m (12'1" x 7'10")

Bedroom One to Front 4.5m max x 3.1m (14'9" max x 10'2")

En-Suite Shower Room

Bedroom Two to Rear 3.7m x 2.8m (12'1" x 9'2")

Bedroom Three to Front 4m x 2.5m (13'1" x 8'2")

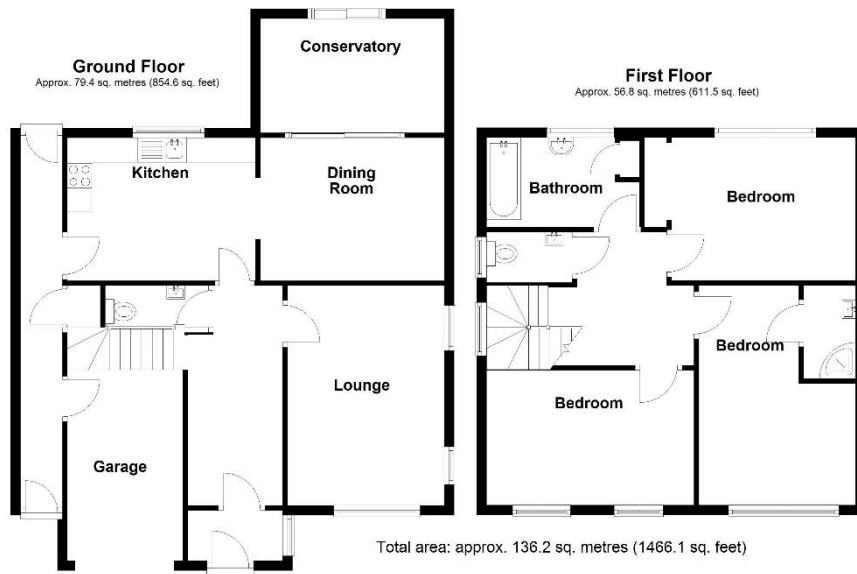
Re-Fitted Family Bathroom to Rear 2.9m x 1.9m (9'6" x 6'2")

Garage 4.5m x 2.4m (14'9" 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 Nigel Hodges. 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.