smarthomes

Binley Close

Shirley, Solihull

- An Extremely Well Presented Four Bedroom Family Home
- Modern Breakfast Kitchen & Family Shower Room
- East Facing Rear Garden
- Open Plan Lounge/Diner & Home Office

Offers Over £535,000

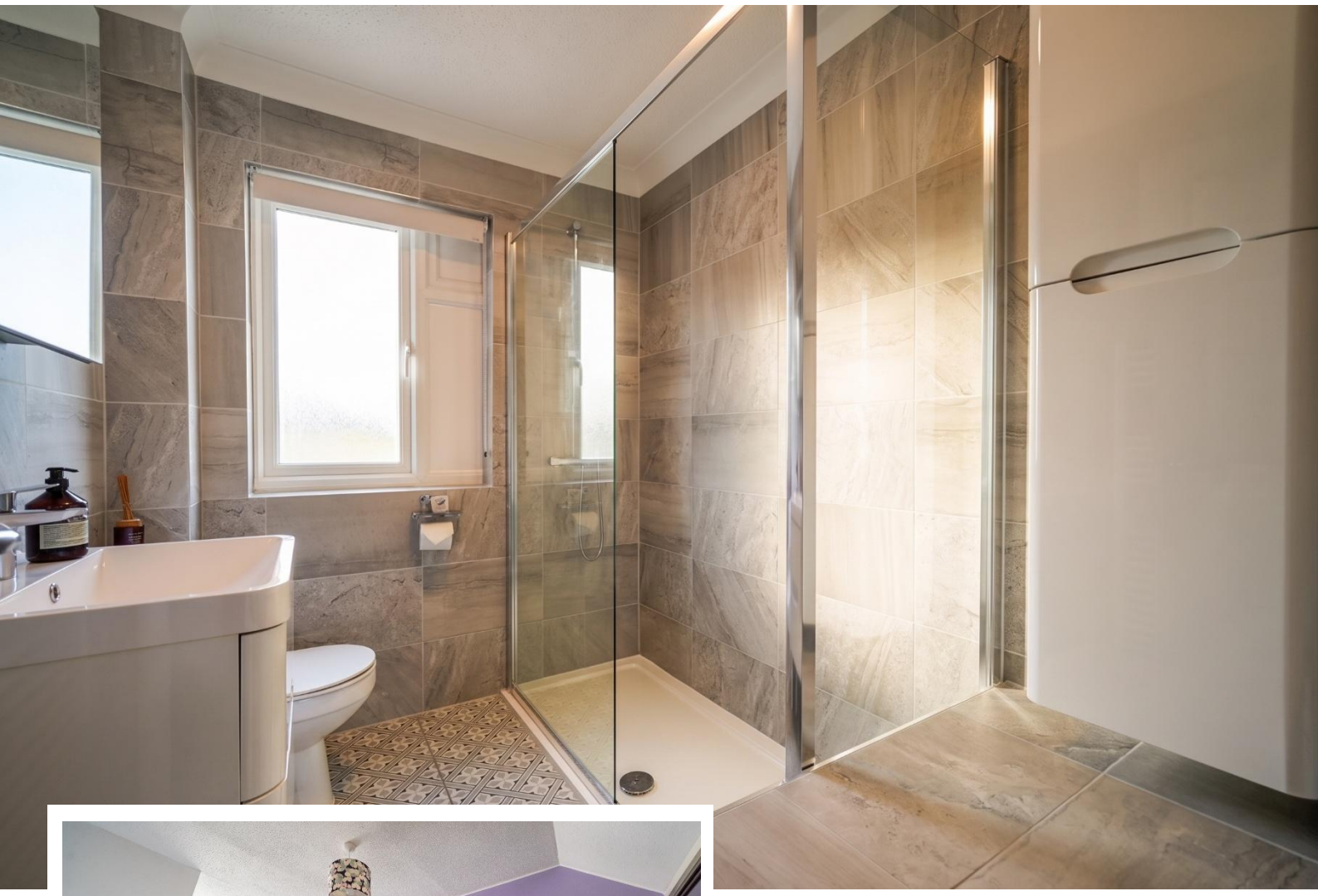
Current EPC Rating - C

Current Council Tax Band - E

Property Description

An extremely well presented and extended four bedroom detached family home situated in a convenient location with accommodation briefly comprising extended breakfast kitchen, lounge, dining area, study, ground floor shower room, first floor modern family shower room, East facing rear garden, garage and ample 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 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

Extended Breakfast Kitchen to Rear 6.6m x 2.79m (21'8" x 9'2")

Dining Area to Rear 4.8m x 2.97m (15'9" x 9'9")

Lounge 4.8m x 3.58m (15'9" x 11'9")

Study to Front 3m x 3m (9'10" x 9'10")

Ground Floor Shower Room to Side 1.7m x 1.3m (5'6" x 4'3")

Master Bedroom to Front 5.66m x 2.57m (18'7" x 8'5")

Bedroom Two to Front 4.29m x 2.97m (14'1" x 9'9")

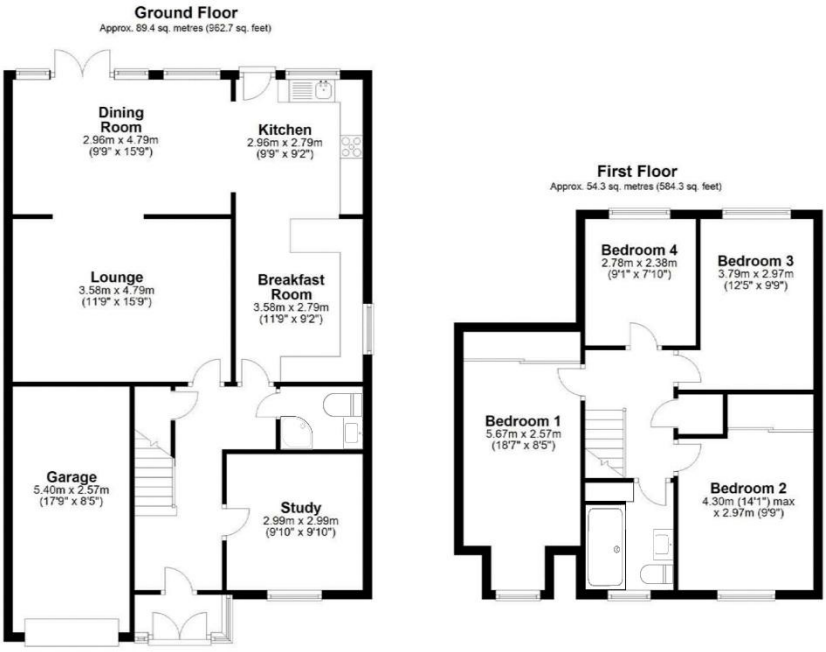
Bedroom Three to Rear 3.78m x 2.97m (12'5" x 9'9")

Bedroom Four to Rear 2.77m x 2.39m (9'1" x 7'10")

Modern Family Shower Room to Front 2.3m x 1.8m (7'6" x 5'10")

Garage 5.41m x 2.57m (17'9" x 8'5")

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



Total area: approx. 143.7 sq. metres (1547.0 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.