



smarthomes

## Clinton Road

Shirley, Solihull

- A Well Presented Three Bedroom End Terrace
- Lounge
- Lean To/Utility Area
- Private Rear Garden

**£325,000**

Current EPC Rating 64 (D)  
Current Council Tax Band B





## Property Description

A well presented three bedroom end of terrace property offering lounge, breakfast kitchen, lean to/utility area, three bedrooms, modern family bathroom, private rear garden, rear 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 - 4.8m (into bay) x 3.6m (15'8" x 11'9")

Breakfast Kitchen - 3.5m x 2.7m (11'5" x 8'10")

Lean-To

Bedroom One to Front - 4.1m x 2.4m (13'5" x 7'10")

Bedroom Two to Rear - 2.8m x 2.7m (9'2" x 8'10")

Bedroom Three to Front - 2.3m x 2m (7'6" x 6'6")

Modern Family Bathroom to Side - 1.8m x 1.6m (5'10" x 5'2")

### 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 – B



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