



smarthomes

Marshall Lake Road

Shirley, Solihull, B90 4RH

- A Well Presented & Spacious Detached Dormer Bungalow
- Three/Four Double Bedrooms
- Spacious Lounge, Dining Room/Bedroom Four & Conservatory
- Two Re-Fitted Shower Rooms
- Southerly Facing Rear Garden

£635,000

EPC Rating - 66

Current Council Tax Band - F





Property Description

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.

The property is set back from the road behind a five bar gate and block edged tarmac driveway providing generous off road parking extending to gated side access and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, oak effect flooring and double glazed door leading through to

Spacious Entrance Hallway

16' 6" x 10' 11" (5.03m x 3.33m) With spot lights to ceiling, radiator, cloaks cupboard, stairs leading to the first floor accommodation, wood effect flooring and doors leading off to

Spacious Lounge to Rear

19' 2" x 10' 10" (5.84m x 3.3m) With double glazed windows to side and rear elevations, radiator, two ceiling light points, wood effect flooring and feature chimney breast with log burner and stone hearth



Dining Room/Bedroom Four to Front

16' 9" x 13' 4" (5.11m x 4.06m) With double glazed windows to front and side elevations, spot lights to ceiling, wood effect flooring and radiator

Extended Breakfast Kitchen to Rear

13' 9" x 15' 8" (4.19m x 4.78m) Being fitted with a range of comprehensive range of oak wall, drawer and base units with complementary work surfaces and matching upstands, inset sink with feature shower mixer tap, Metro style tiling to splashback areas, five ring AEG gas hob with extractor canopy over, inset eye-level Neff oven and grill, integrated Kenwood dishwasher, space for American style fridge freezer, breakfast bar area, contemporary vertical radiator, feature Velux window, spot lights to ceiling, polished tiled flooring, double glazed window to rear, double glazed door to front and double glazed French doors leading through to



Conservatory

16' 8" x 11' 2" (5.08m x 3.4m) With double glazed windows, polycarbonate roof, oak effect flooring, wall mounted heater and double glazed French doors leading out to the rear garden

Dual Aspect Bedroom One

21' 2" x 11' 9" (6.45m x 3.58m) With double glazed window to front, double glazed French doors leading out to the patio, wood effect flooring, spot lights to ceiling, radiator and a range of fitted furniture

Utility Room

4' 10" x 7' 3" (1.47m x 2.21m) Having fitted wall and base units, sink and drainer unit, extractor, radiator and obscure double glazed window to side

Re-Fitted Ground Floor Shower Room

Being re-fitted with a three piece white suite comprising of; corner shower with electric shower, low flush corner WC and floating vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed windows to side, ladder style radiator, aqua-panelling to ceiling and ceiling spot lights





Accommodation on the First Floor

Landing

With Velux window, radiator, wood effect flooring, spot lights to ceiling and doors leading off to

Bedroom Two to Front

14' 8" x 13' 4" (4.47m x 4.06m) With double glazed window to front elevation, two radiators, wood effect flooring and ceiling spot lights

Bedroom Two to Rear

12' 0" x 17' 6" (3.66m x 5.33m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling spot lights



Re-Fitted Family Shower Room to Front

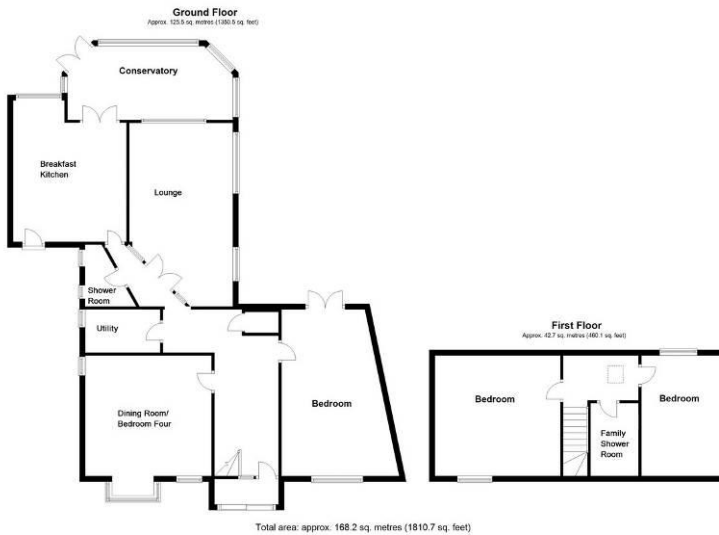
8' 3" x 6' 6" (2.51m x 1.98m) Being re-fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic rainfall shower and additional shower attachment, low flush corner WC and over-sized vanity wash hand basin with fitted vanity mirror above and useful storage below, complementary tiling to walls and floor, obscure double glazed window to front, ladder style radiator and spot lights to ceiling

Southerly Facing Rear Garden

With paved patio terrace extending to side of property leading to sun terrace and access to ground floor master bedroom, lawned area, gravel borders, fencing to boundaries, feature pergola and hard-standing for shed

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.