



smarthomes

Tanworth Lane

Shirley, Solihull

- A Well Presented Three Bedroom Detached Family Home
- Occupying A Generous Plot Of 1.26 Acres
- Separate Paddock & Stables
- Substantial Detached Double Garage With Potential For Annex (STPP)
- Re-Fitted Kitchen With Breakfast Room
- Two Reception Rooms
- Utility & Guest WC

Offers Over £790,000

Current EPC Rating 60 (D)

Current Council Tax Band F





Property Description

A well presented three bedroom detached family home occupying a generous plot of 1.26 acres, offering superb potential to extend (STPP) with separate paddock and stables. The accommodation briefly affords welcoming reception hall, two reception rooms, re-fitted kitchen, breakfast room, utility room, guest WC, four piece modern family bathroom, beautifully maintained rear garden extending to 0.961 acres of additional land and substantial detached double garage with potential for conversion to annex (STPP)

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

Welcoming Entrance Hall

Guest WC

Reception Room One to Front - 3.35m x 4.62m (11'0" x 15'2" (into bay)

Reception Room Two to Rear - 4.83m x 4.29m (15'10" x 14'1")

Re-Fitted Kitchen to Rear - 3.51m x 4.14m (11'6" x 13'7")

Breakfast Room to Front - 4.29m x 2.21m (14'1" x 7'3")

Utility Room to Rear - 1.63m x 4.04m (5'4" x 13'3")

Bedroom One to Rear - 3.38m x 4.78m (11'1" x 15'8")

Bedroom Two to Front - 3.33m x 3.63m (10'11" x 11'11")

Bedroom Three to Front - 2.57m x 2.97m (8'5" x 9'9")

Family Bathroom to Rear

Substantial Detached Double Garage - 7.7m x 5.77m (25'3" x 18'11")

Stable One - 4.83m x 4.17m (15'10" x 13'8")

Stable Two - 4.62m x 2.03m (15'2" x 6'8")

Stable Three - 3.73m x 4.57m (12'3" x 15'0")

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 – F



Ground Floor
Approx. 71.4 sq. metres (768.4 sq. feet)



First Floor
Approx. 48.2 sq. metres (519.3 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 and 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.