



smarthomes

Radbourne Road

Shirley, Solihull

- An Extended Three Bedroom Detached Property
- Currently Situated Within Tudor Grange Catchment Area
- Two Reception Rooms
- Extended Kitchen
- Conservatory & Lean-To
- Family Shower Room
- No Upward Chain

£425,000

Current EPC Rating 53 (E)
Current Council Tax Band D





Property Description

An extended three bedroom detached property currently situated in the Tudor Grange Catchment area and benefiting from no upward chain. The accommodation briefly affords two reception rooms, extended kitchen, guest WC, lean-to, conservatory, shower room, good sized rear garden, 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

Guest WC

Reception Room One to Front - 4m (into bay) x 3.3m (13'1" x 10'9")

Extended Reception Room Two to Rear - 5m x 3m (16'4" x 9'10")

Conservatory to Rear - 2.9m x 2.9m (9'6" x 9'6")

Extended Kitchen to Rear - 4.3m x 3.3m (14'1" x 10'9")

Lean To

Bedroom One to Front - 4.1m (into bay) x 2.9m (13'5" x 9'6")

Bedroom Two to Rear - 3.9m (into bay) x 2.9m (12'9" x 9'6")

Bedroom Three to Front - 3.1m (to door recess) x 2m (10'2" x 6'6")

Shower Room to Rear - 2.6m x 2.1m (8'6" x 6'10")

Garage - 4.5m x 2.3m (14'9" x 7'6")

Agents Note – Digital Furnishing/Potential Enhancements

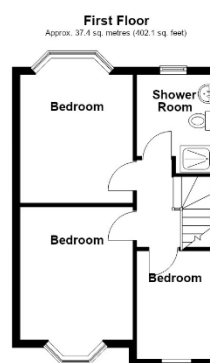
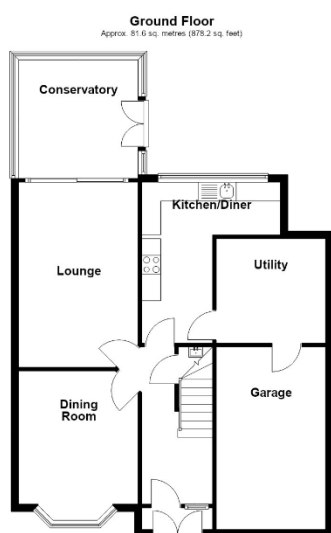
This property has been digitally furnished and enhanced to show potential with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

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 – D



Total area: approx. 118.9 sq. metres (1280.3 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 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.