



smarthomes

School Road
Shirley, Solihull

- A Well Presented & Extended Four Bedroom Family Home
- Re-Fitted Kitchen, Family Bathroom & Two Shower Rooms
- Driveway Parking & Extensive Rear Garden
- Two Reception Rooms

OIRO £450,000

Current EPC Rating 74 (C)
Current Council Tax Band D





Property Description

An impressive and extended three storey period property benefitting from two reception rooms, re-fitted breakfast kitchen, guest WC/shower room, four bedrooms, master en-suite shower room & dressing room, re-fitted family bathroom, generous rear garden, off road parking and car port

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.



Rooms & Measurements

Reception Room One to Front 11' 0" x 10' 4" plus bay (3.35m x 3.15m)

Reception Room Two to Rear 13' 3" x 12' 11" (4.04m x 3.94m)

Extended & Re-Fitted Breakfast Kitchen to Rear 14' 10" x 11' 4" (4.52m x 3.45m)

Bedroom Two to Front 14' 1" x 10' 0" (4.29m x 3.05m)

Bedroom Three to Rear 9' 10" x 8' 4" (3m x 2.54m)

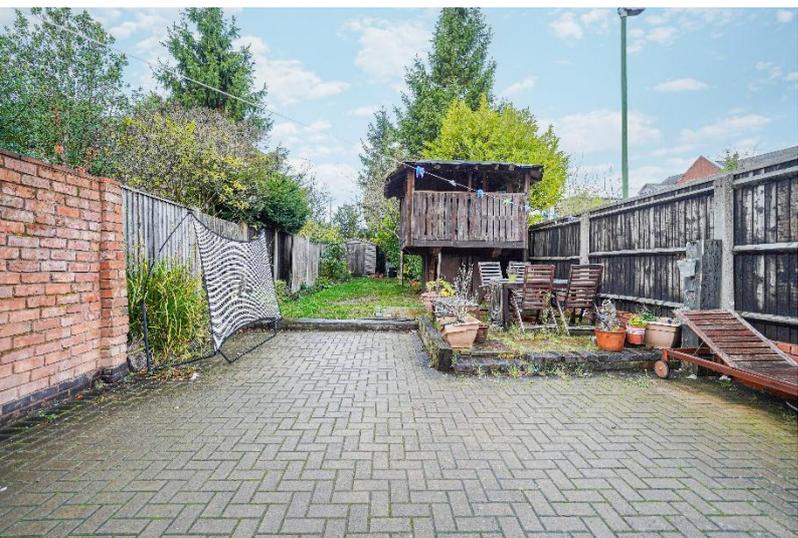
Bedroom One to Front 13' 10" x 11' 1" (4.22m x 3.38m)

Bedroom Four to Rear 8' 10" x 7' 9" (2.69m x 2.36m)

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. Council tax band - C



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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.