



smarthomes

Shakespeare Drive

Shirley, Solihull

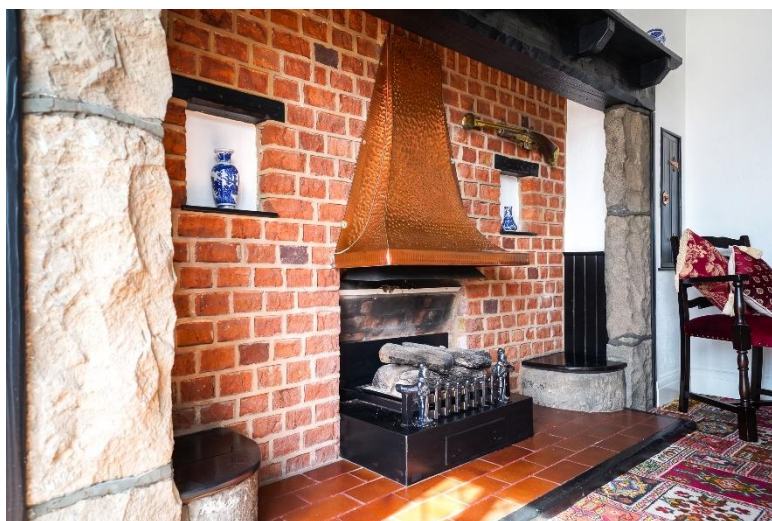
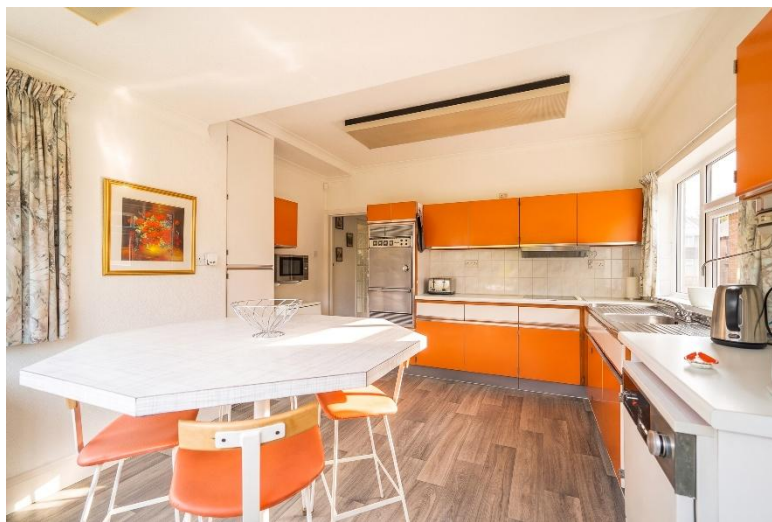
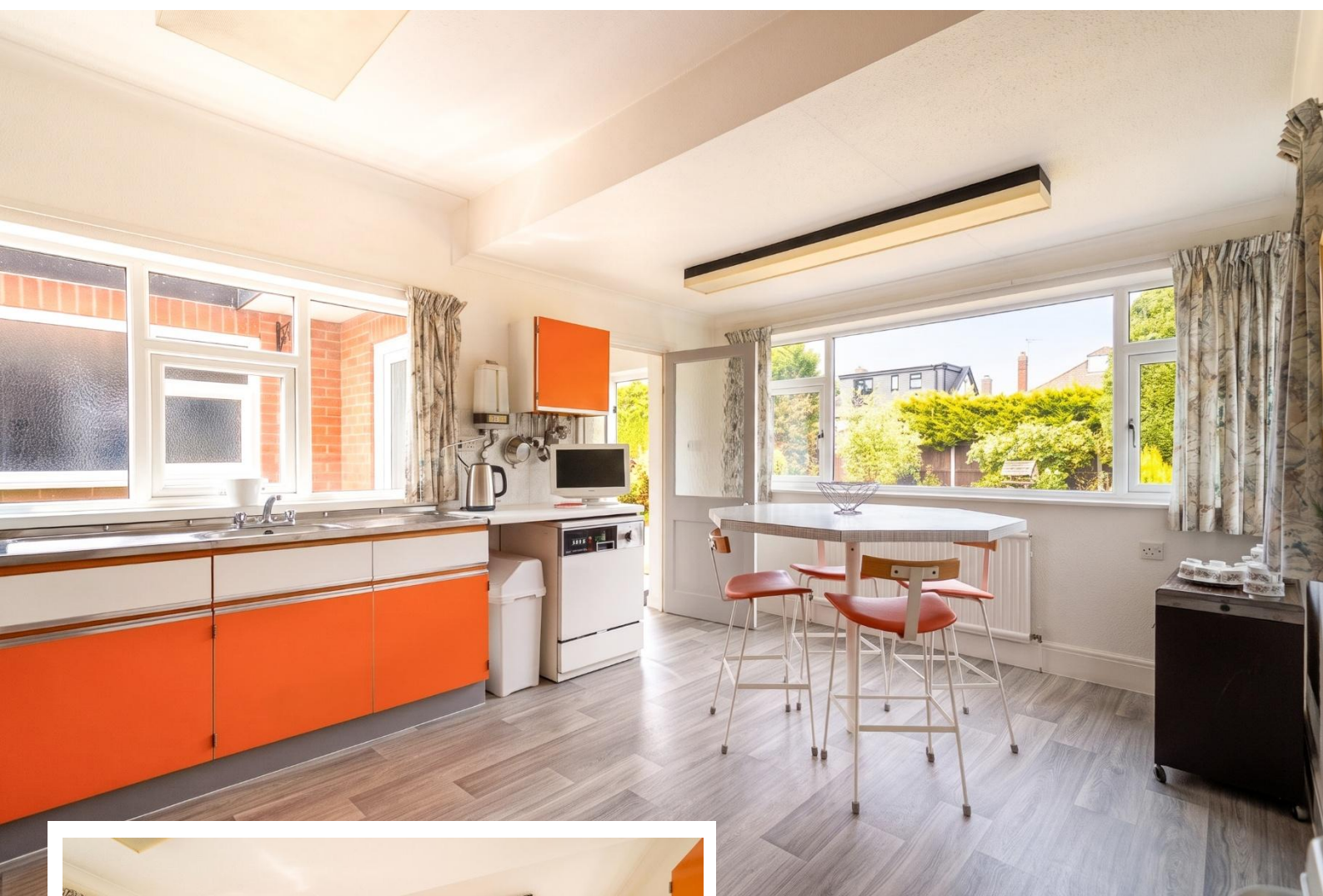
- A Beautifully Presented & Extended Four Bedroom Character Detached Home
- Three Reception Rooms
- Landscaped South Facing Rear Garden
- Extended Breakfast Kitchen Diner
- Substantial Corner Plot With Scope For Extension & Development Potential (STPP)
- No Upward Chain

£650,000

Current EPC Rating - D

Current Council Tax Band - F





Property Description

Occupying a substantial corner plot, the garden is approximately three to four times the size of similar gardens on the road. The generous plot offers excellent scope for further extensions to the existing house, as well as the development potential for additional buildings to either side of the property and within the rear garden, subject to the necessary planning permissions (STPP) There is also a second double gated driveway to the rear of the property (accessed via Falstaff Road) which offers parking for caravan, boat, two cars or property development opportunities (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. There is also the added convenience of a dentist and nursery located directly opposite the property. 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

Dining Room to Front - 4.22m x 3.66m (13'10" (max into bay) x 12'0" (max into Inglenook fireplace)

Lounge to Rear - 3.66m x 5.18m (12'0" (max into Inglenook fireplace) x 17'0" (max into bay)

Sitting Room to Front - 2.44m x 4.22m (8'0" x 13'10")

* Extended Breakfast Kitchen Diner to Rear - 4.62m x 3.81m (15'2" x 12'6")

* Extended Utility to Rear - 4.88m x 1.83m (16'0" x 6'0")

Guest WC to Rear - 2.08m x 1.75m (6'10" x 5'9")

Bedroom One to Front - 4.39m x 3.73m (14'5" (into bay) x 12'3")

Bedroom Two to Front - 2.62m x 2.41m (8'7" x 7'11")

Bedroom Three to Rear - 4.62m x 3.66m (15'2" x 12'0" (into wardrobes)

Bedroom Four to Rear - 3.84m x 2.39m (12'7" x 7'10")

Modern Family Bathroom to Side - 1.88m x 1.8m (6'2" x 5'11")

Extended Double Garage - 4.67m x 6.22m (15'4" x 20'5")

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

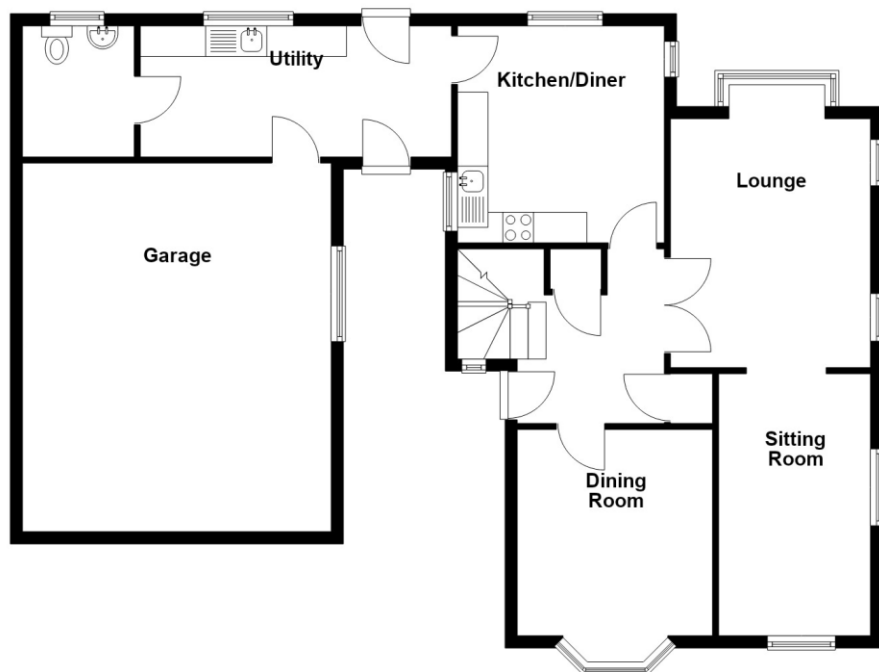
EPC supplied by Nigel Hodges

Current council tax band – F



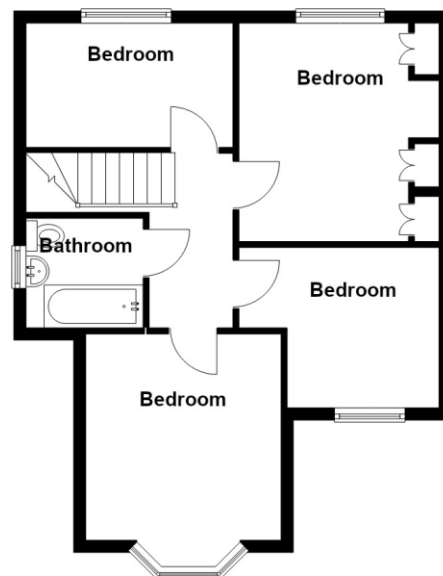
Ground Floor

Approx. 104.7 sq. metres (1126.5 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 153.0 sq. metres (1646.6 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.