



smarthomes

Coombe Road

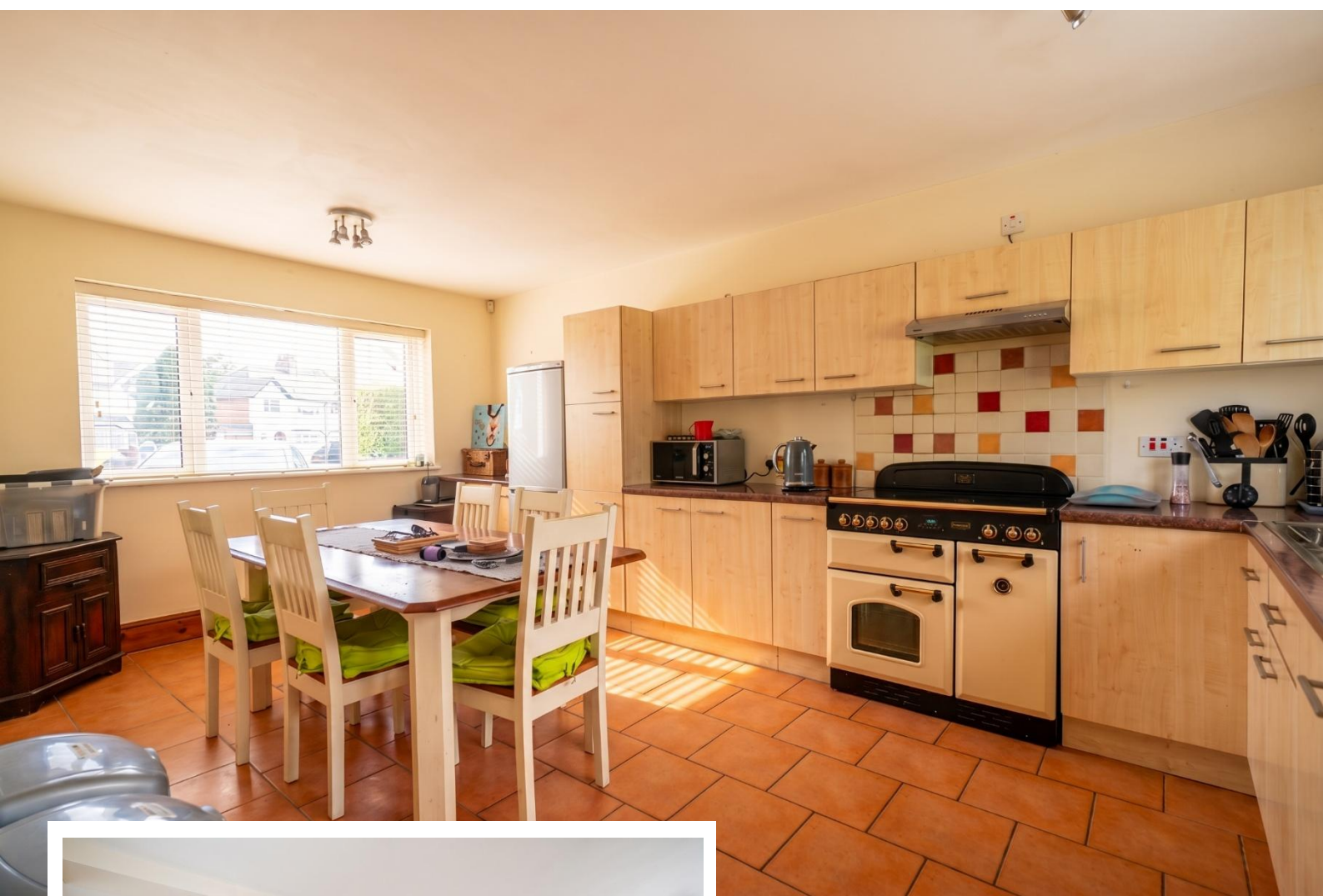
Shirley, Solihull

- A Well Presented Four Bedroom Family Home
- Extended Family Kitchen/Diner & Family Shower Room
- South/Westerly Facing Rear Garden with Garage
- Master Bedroom with En-Suite Shower Room

£409,950

Current EPC Rating - C
Current Council Tax Band - D

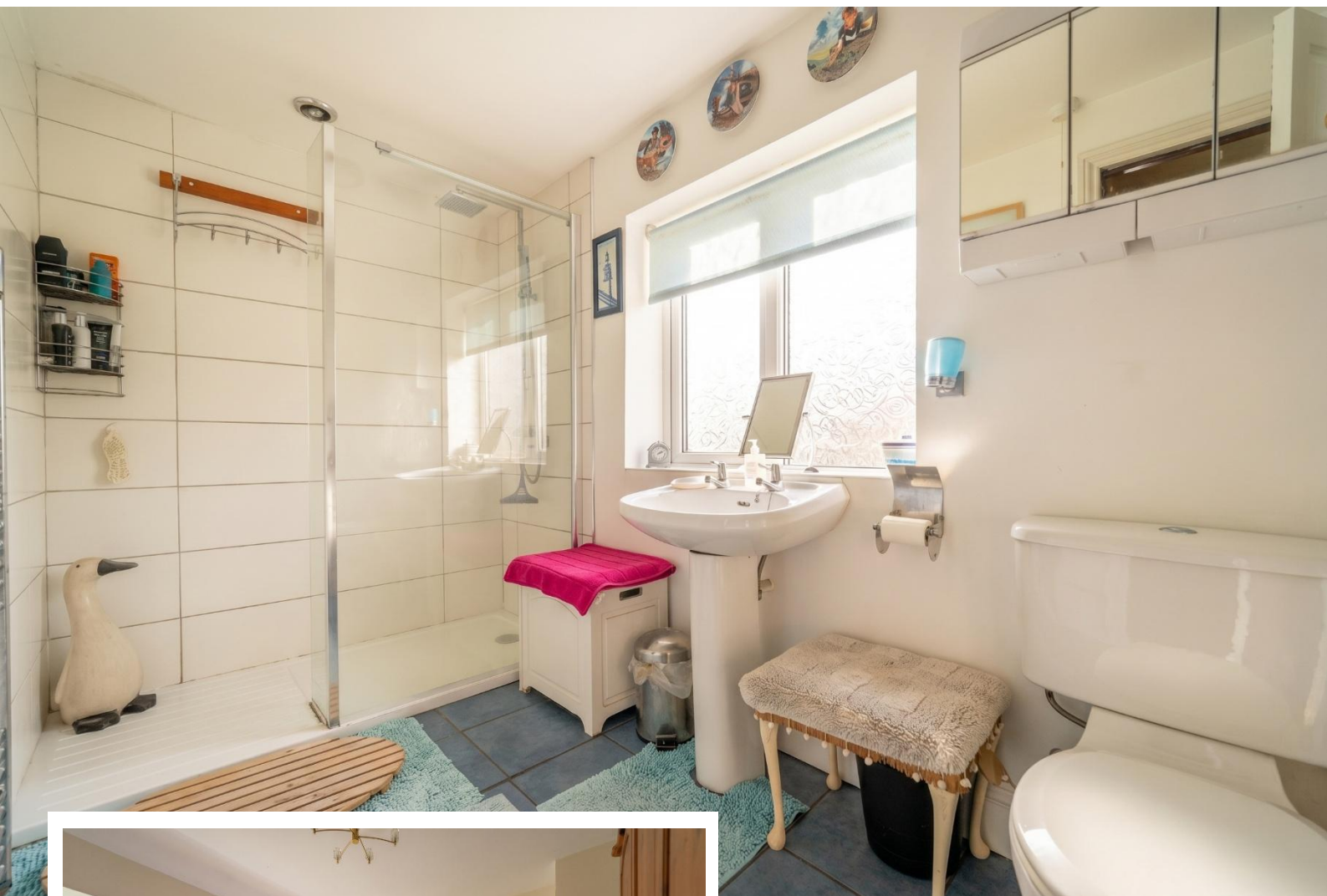




Property Description

An extended semi-detached property offered for sale with no upward chain and scope for improvement, affording four bedrooms, two reception rooms, extended breakfast kitchen, en-suite shower room, family shower room, South/Westerly facing rear garden, garage and off-road parking, UPVC double glazing and gas central heating

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 spoiled 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

Reception Room One to Front 3.4m (into bay) x 3.2m (11'1" x 10'5")

Reception Room Two to Rear 4.1m (into bay) x 3.2m (13'5" x 10'5")

Extended Kitchen Diner 5.3m x 5m (17'4" x 16'4")

Master Bedroom to Rear 4.1m x 3.2m (13'5" x 10'5")

En-Suite Shower Room

Bedroom Two to Front 3.6m (into bay) x 2.7m (11'9" x 8'10")

Bedroom Three to Front 3.8m x 3.2m (9'10" x 10'5")

Bedroom Four to Front 2m x 1.9m (6'6" x 6'2")

Family Shower Room to Rear 3.2m x 1.6m (10'5" x 5'2")

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 – D



Ground Floor
Approx. 53.7 sq. metres (577.8 sq. feet)



First Floor
Approx. 53.7 sq. metres (577.5 sq. feet)



Total area: approx. 107.3 sq. metres (1155.3 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.