



Portia Avenue Shirley, Solihull

- An Exceptionally Well Presented & Extended Detached Family Home
- Six Bedrooms
- Three Reception Rooms
- Impressive Open Plan Family Room/Breakfast Kitchen

Offers Over £825,000

Current EPC Rating - 67 (D)
Current Council Tax Band - F





Property Description

An exceptionally well presented and extended spacious detached family home offering six bedrooms, three reception rooms, impressive open plan family room/breakfast kitchen, guest WC, two en suites, family bathroom and separate WC, garage and large rear garden with brick built games room

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 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

Lounge to Front - 4.93m x 3.28m (16'2" (into bay) x 10'9")

Impressive Open Plan Family Room/Breakfast Kitchen - 4.88m x 3.58m (16'0" (into bay) x 11'9")

Kitchen Area - 3.28m x 4.95m (10'9" (max) x 16'3" (max)

Utility Room - 4.29m x 1.42m (14'1" x 4'8" (max)

Guest WC

Home Office to Front - 4.67m x 2.21m (15'4" x 7'3")

Dining Room - 4.57m x 3.73m (15'0" (max) x 12'3" (max)

Bedroom One to Rear - 3.81m x 3.71m (12'6" x 12'2")

En Suite Shower Room to Side - 2.13m x 1.32m (7'0" (into shower) x 4'4")

Bedroom Two to Front - 3.18m x 3.81m (10'5" x 12'6")

En Suite Shower Room - 2.13m x 1.3m (7'0" (into shower) x 4'3")

Bedroom Three to Rear - 4.98m x 3.84m (16'4" (into bay) x 12'7")

Bedroom Four to Front - 5.05m x 3.18m (16'7" (into bay) x 10'5")

Bedroom Five to Front - 4.01m x 2.44m (13'2" x 8'0")

Bedroom Six to Front - 2.24m x 2.21m (7'4" x 7'3")

Family Bathroom to Rear - 1.98m x 3.28m (6'6" (max) x 10'9")

Separate WC

Impressive Brick Built Self Contained Games Room - 6.43m x 6.63m (21'1" x 21'9")

Kitchen Area - 1.96m x 1.7m (6'5" x 5'7")

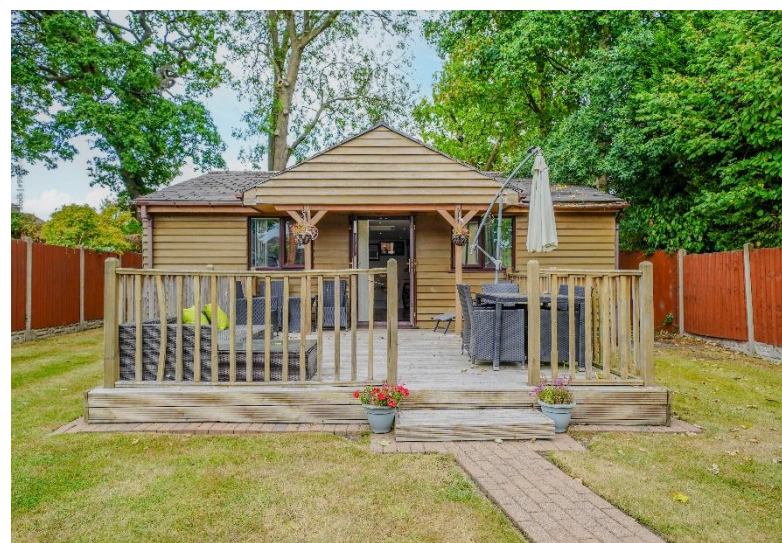
Wet Room - 1.83m x 1.3m (6'0" x 4'3")

Sauna - 1.42m x 1.42m (4'8" x 4'8")

Garage - 4.6m x 3.99m (15'1" x 13'1")

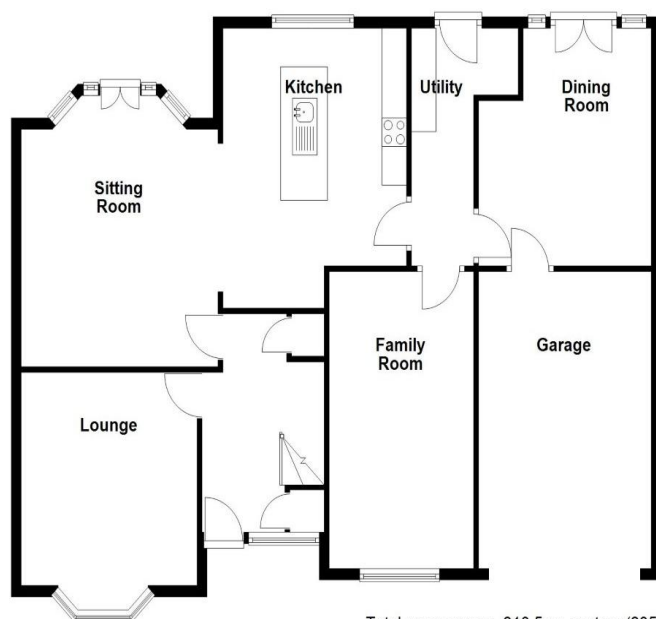
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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



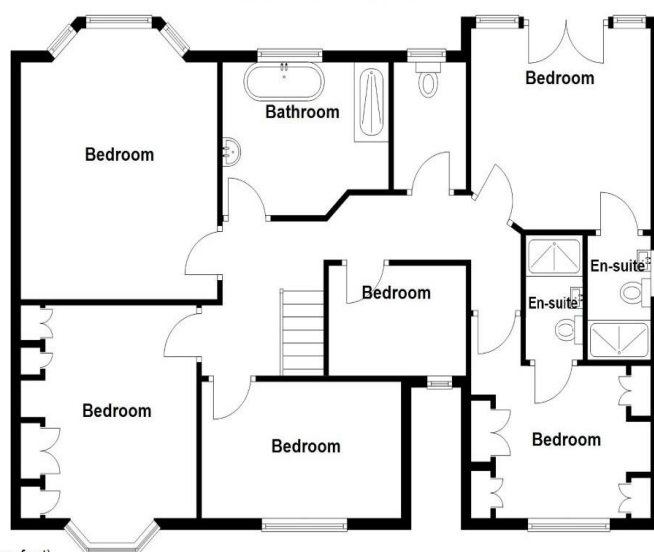
Ground Floor

Approx. 115.4 sq. metres (1242.7 sq. feet)



First Floor

Approx. 103.0 sq. metres (1108.7 sq. feet)



Total area: approx. 218.5 sq. metres (2351.4 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.