



smarthomes

Tanworth Lane

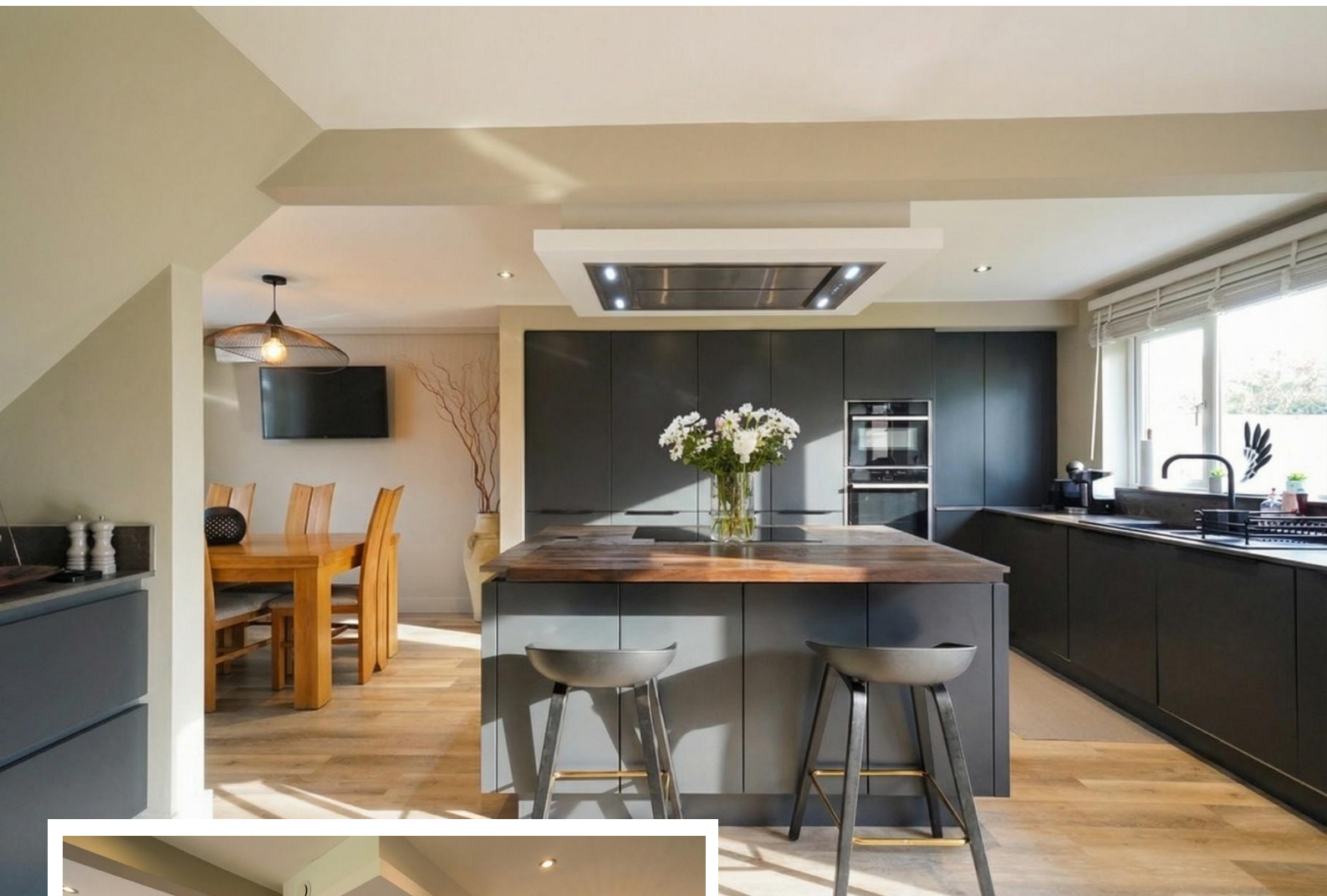
Shirley, Solihull

- A Beautifully Presented Four Bedroom Detached Family Home
- Re-Fitted Kitchen, Family Bathroom & En-Suite Shower Room
- West Facing Rear Garden
- Spacious Through Lounge & Guest W.C

£575,000

Current EPC Rating - C
Current Council Tax Band - E





Property Description

A beautifully presented detached family home situated in a most sought after location offering spacious accommodation comprising a superb open plan family kitchen/diner, through lounge, guest W.C, four double bedrooms, re-fitted en-suite shower room, lovely re-fitted family bathroom, West facing rear garden, tandem side garage and ample driveway 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 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

Spacious Through Lounge 7.16m x 3.61m (23'6" x 11'10")

Superb Open Plan Family Kitchen/Diner 6.96m max x 5.82m max (22'10" max x 19'1" max)

Bedroom One to Front 3.91m x 3.84m (12'10" x 12'7")

Re-Fitted En-Suite Shower Room to Front

Bedroom Two to Rear 3.84m x 3m (12'7" x 9'10")

Bedroom Three to Front 3.35m x 2.9m (11'0" x 9'6")

Bedroom Four to Rear 2.95m x 2.36m (9'8" x 7'9")

Re-Fitted Family Bathroom to Rear

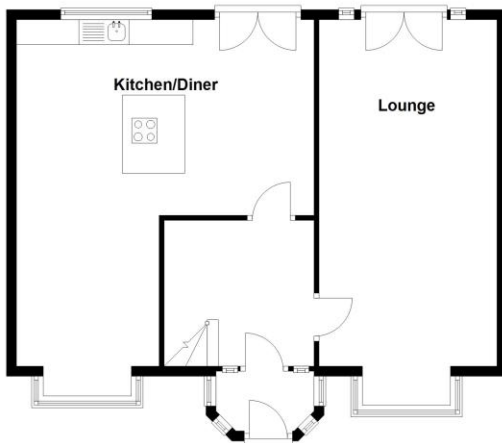
Side Tandem Garage 10.36m x 2.9m (34'0" x 9'6")

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 – E



Ground Floor
Approx. 70.0 sq. metres (753.1 sq. feet)



First Floor
Approx. 66.5 sq. metres (715.5 sq. feet)



Total area: approx. 136.4 sq. metres (1468.5 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.