

smarthomes

Mountford Road

Shirley, Solihull

- A Well Maintained Detached Three Bedroom Family Home
- Re-Fitted Kitchen & Ground Floor Shower Room/Utility
- Landscaped West Facing Rear Garden
- Home Office with Kitchenette

Offers Over £400,000

Current EPC Rating - 53

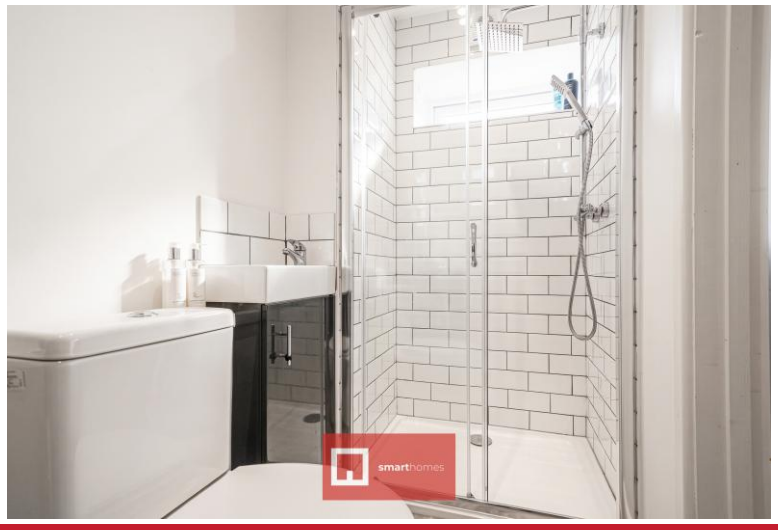
Current Council Tax Band - D







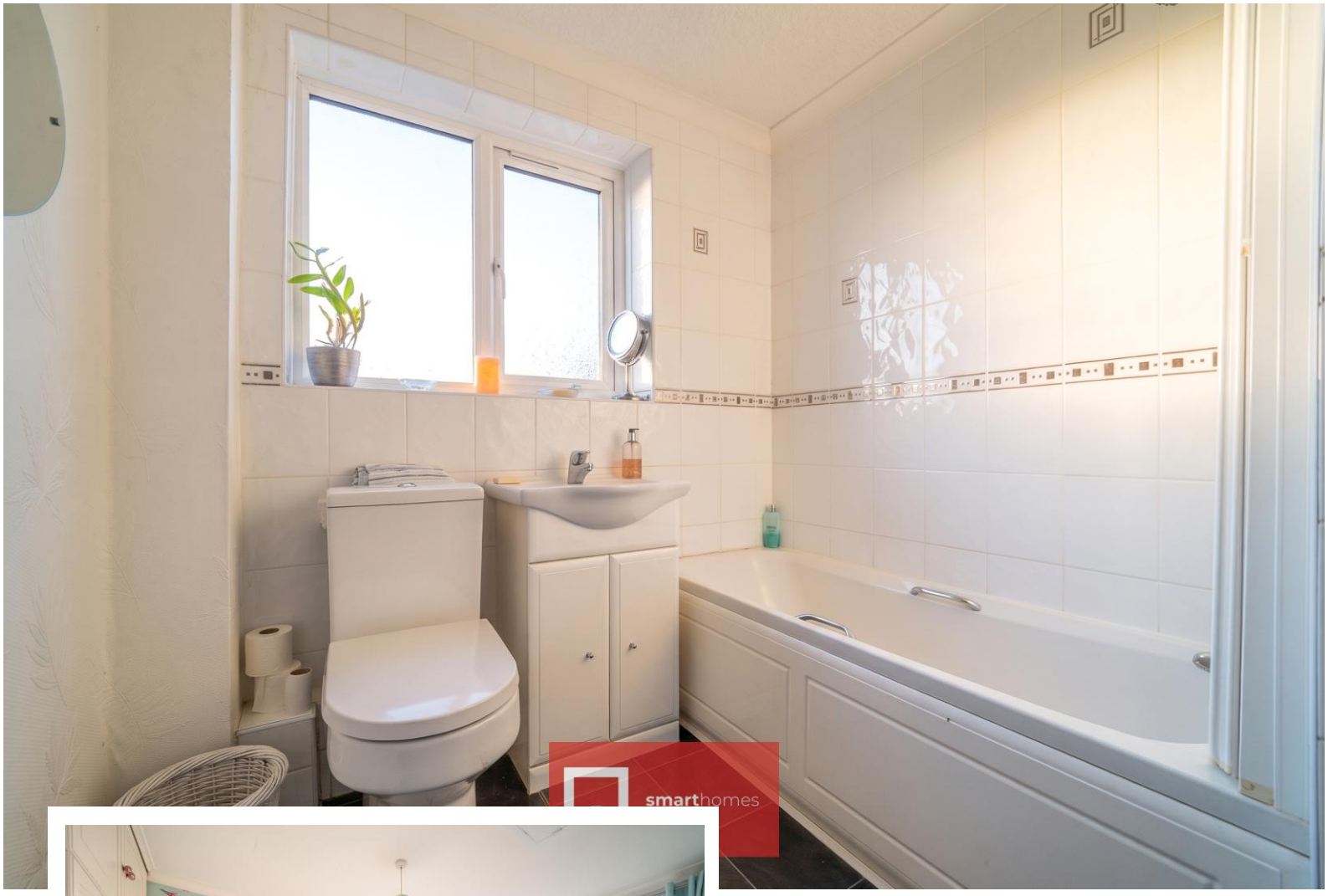




Property Description

A spacious and very well presented detached family home offering accommodation comprising a spacious lounge, re-fitted kitchen/diner, ground floor shower room/utility, home office with kitchenette, three bedrooms, family bathroom, landscaped West facing rear garden and generous driveway

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. 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 Lounge to Front 4.8m x 3.3m (15'8" x 10'9")

Re-Fitted Kitchen/Diner to Rear 3.5m x 3.3m (11'5" x 10'9")

Ground Floor Shower Room/Utility 3.1m x 1.2m (10'2" x 3'11")

Bedroom One to Rear 3.9m x 3.4m (12'9" x 11'1")

Bedroom Two to Front 3.4m x 3.3m (11'1" x 10'9")

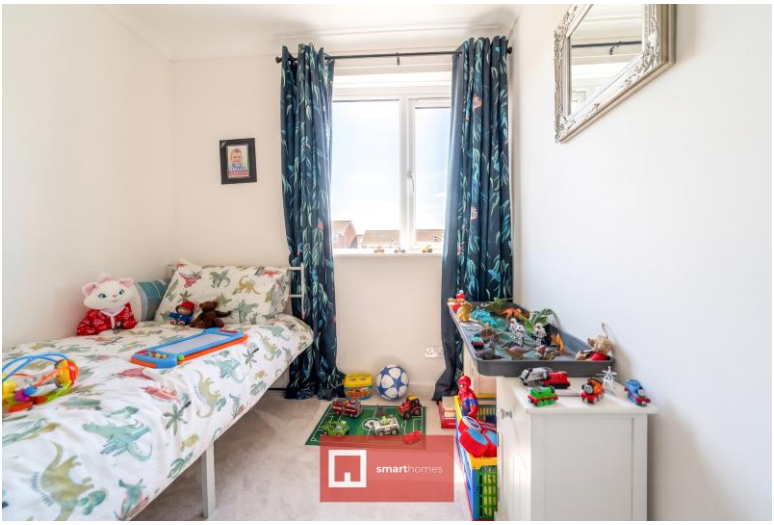
Bedroom Three to Front 2.4m x 2.2m (7'10" x 7'2")

Family Bathroom to Rear 2.5m x 2.1m (8'2" x 6'10")

Home Office with Kitchenette 4.6m x 2.1m (15'1" x 6'10")

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.

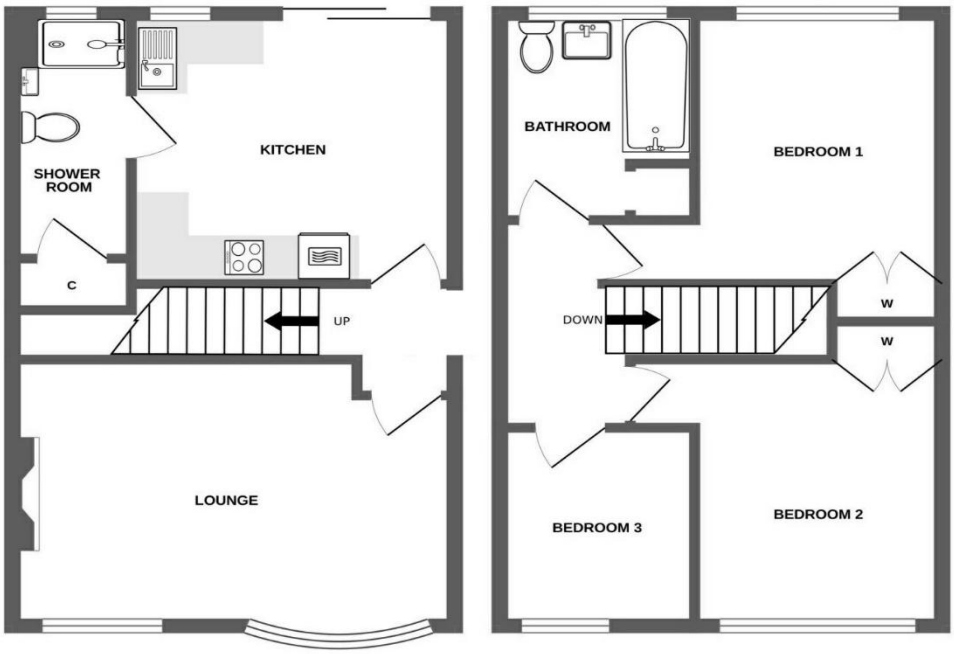
EPC supplied by vendor. Council tax band D











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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.