

smarthomes

Tanworth Lane

Shirley, Solihull

- An Imposing & Impressive Four Double Bedroom Detached Property
- Two Reception Rooms
- Conservatory
- Spacious Kitchen
- En Suite & Family Bathroom
- Large Beautifully Appointed Rear Garden

£650,000

Current EPC Rating - 63 (D)

Current Council Tax Band - G











Property Description

An imposing and impressive four double bedroom detached property with countryside views to the front and rear. The property is in need of some internal re-decoration and briefly affords lounge, extended lounge diner, spacious kitchen, conservatory, guest WC, utility, en suite to master, family bathroom, large beautifully appointed rear garden, garage and off-road parking for multiple vehicles

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.Property Frontage







Rooms & Measurements

Entrance Hall
Cloakroom
Reception Room One to Front - 5.9m x 3.6m (19'4" x 11'9")
Lounge Area - 4.8m x 3.3m (15'8" x 10'9")
Dining Area to Rear - 6.7m x 2.5m (21'11" x 8'2")
Kitchen/Breakfast Room - 4.1m x 3.6m (13'5" x 11'9")
Inner Lobby
Conservatory - 3.9m x 3.1m (12'9" x 10'2")
Utility Room to Rear - 2.6m x 2.1m (8'6" x 6'10")
Master Bedroom - 5m x 3.6m (16'4" x 11'9")
En Suite Shower Room
Bedroom Two to Front - 3m x 2.8m (9'10" x 9'2")
Bedroom Three to Rear - 3.1m (to wardrobes) x 2.7m (10'2" x 8'10")
Bedroom Four to Rear - 2.9m x 2.6m (9'6" x 8'6")
Family Bathroom to Side - 2.6m x 1.7m (8'6" x 5'6")
Garage - 7.5m x 2.6m (24'7" x 8'6")

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

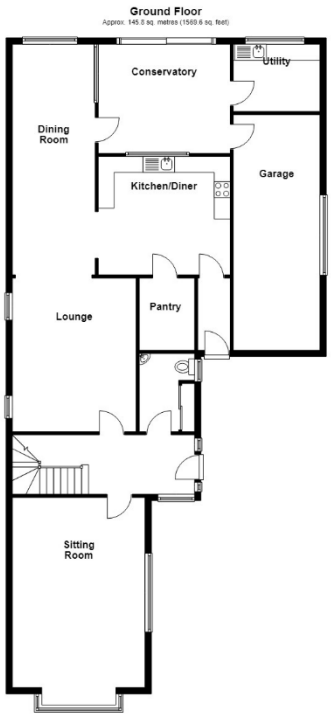
EPC supplied by Nigel Hodges
Current council tax band – G

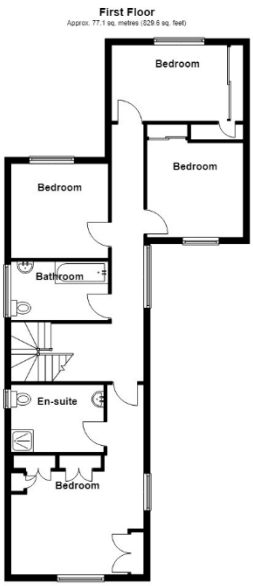












Total area: approx. 222.9 sq. metres (2399.1 sq. feet)

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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.