



smarthomes

Tanworth Lane

Shirley, Solihull

- A Semi-Detached Three Bedroom Family Home
- Open Plan Lounge/Diner with Kitchen Area
- Modern Family Bathroom & West Facing Rear Garden
- Part Completed Two Storey Rear Extension

Guide Price £290,000

Current EPC Rating - D

Current Council Tax Band - C





Property Description

A semi-detached property situated in a most popular location being sold with the benefit of a part completed double storey rear extension. Offering accommodation comprising porch with EV charging point, hallway, lounge, current kitchen/diner, guest W.C, three bedrooms, family bathroom, West facing rear garden, store room and driveway parking. The rear extension comprises of a family kitchen/diner and fourth bedroom both in need of completion works.

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 Woodlands Infants, Shirley Heath, 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

Lounge to Front 4.06m x 3.38m (13'4" x 11'1")

Current Kitchen/Dining Area 5.61m max x 3.66m max (18'5" max x 12'0" max)

Kitchen Extension to Rear 5.54m x 4.01m (18'2" x 13'2")

Bedroom One to Front 4.29m x 2.92m (14'1" x 9'7")

Bedroom Two to Rear 3.66m x 2.64m (12'0" x 8'8")

Bedroom Three to Front 2.26m x 1.73m (7'5" x 5'8")

Family Bathroom 2.59m x 1.63m (8'6" x 5'4")

Potential Bedroom Four to Rear 3.81m x 3.51m (12'6" x 11'6")

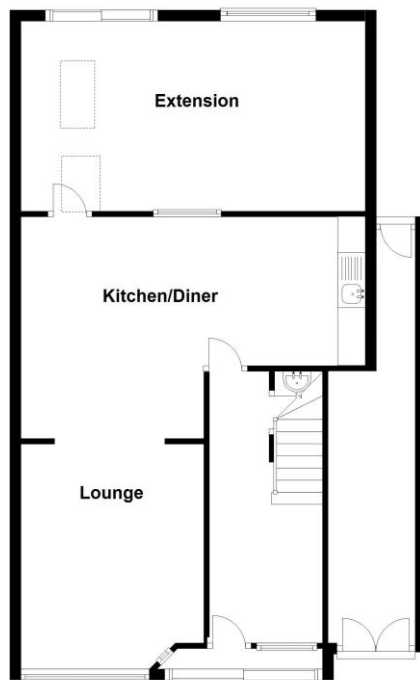
Store Room 7.72m x 1.68m max (25'4" x 5'6" max)

Tenure

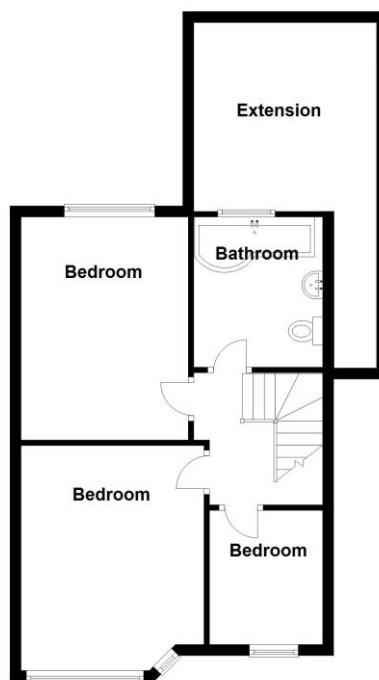
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor



First Floor



Total area: approx. 121.4 sq. metres (1306.6 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.