



smarthomes

Mappleborough Road

Shirley, Solihull

- An Extremely Well Presented Detached Family Home
- Situated On A Generous Corner Plot With Potential To Extend (STPP)
- Three Bedrooms
- No Upward Chain

£445,000

Current EPC Rating - TBC
Current Council Tax Band - D





Property Description

An extremely well presented detached family home benefiting from no upward chain and offering three bedrooms, lounge, dining room, breakfast kitchen, utility room, guest WC, family bathroom, rear garden, garage and off-road parking

The property is set on a generous corner plot with potential to extend (Subject To Planning Permission) with large lawned fore garden wrapping around to the side and tarmac driveway providing off-road parking, extending to up-and-over garage door and canopy porch with lighting.

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 - 3.45m x 4.5m (11'4" x 14'9")

Dining Room to Rear - 4.39m x 3.07m (14'5" x 10'1")

Breakfast Kitchen to Rear - 2.31m x 5.54m (7'7" x 18'2")

Utility Room - 2.46m x 1.45m (8'1" x 4'9")

Garage - 2.54m x 2.51m (8'4" x 8'3")

Guest WC

Bedroom One to Front - 2.36m x 3.76m (7'9" x 12'4")

Bedroom Two to Rear - 2.44m x 3.12m (8'0" x 10'3")

Bedroom Three to Front - 1.83m x 2.87m (6'0" x 9'5")

Family Bathroom to Rear - 1.83m x 2.24m (6'0" x 7'4")

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 – D



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 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.