



## **Mappleborough Road**

Shirley, Solihull

- An Extremely Well Presented Detached Family Home
- Situated On A Generous Corner Plot With Potential To Extend (STPP)

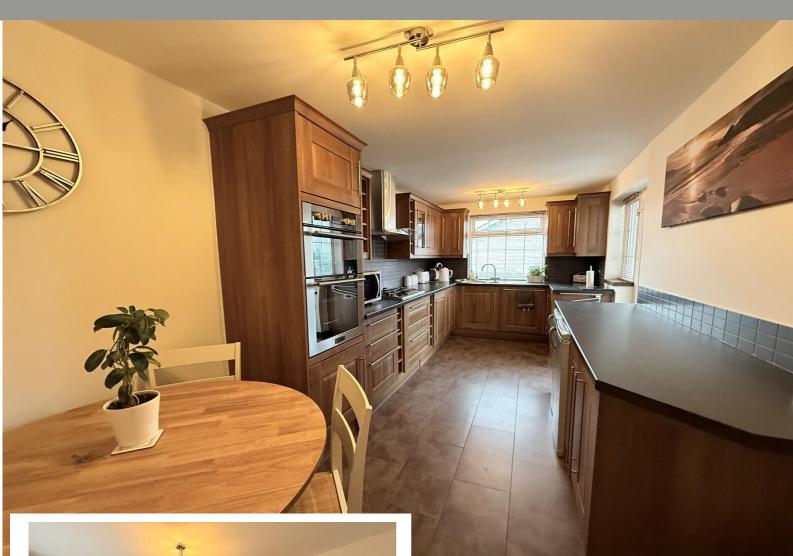
# £445,000

• Three Bedrooms

Current EPC Rating - TBC Current Council Tax Band - D

• No Upward Chain









## **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 tarmacadam 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 -  $3.45m \times 4.5m (11'4" \times 14'9")$ Dining Room to Rear -  $4.39m \times 3.07m (14'5" \times 10'1")$ Breakfast Kitchen to Rear -  $2.31m \times 5.54m (7'7" \times 18'2")$ Utility Room -  $2.46m \times 1.45m (8'1" \times 4'9")$ Garage -  $2.54m \times 2.51m (8'4" \times 8'3")$ Guest WC Bedroom One to Front -  $2.36m \times 3.76m (7'9" \times 12'4")$ Bedroom Two to Rear -  $2.44m \times 3.12m (8'0" \times 10'3")$ Bedroom Three to Front -  $1.83m \times 2.87m (6'0" \times 9'5")$ Family Bathroom to Rear -  $1.83m \times 2.24m (6'0" \times 7'4")$ 

#### 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.