



Cheshire Avenue, Shirley

Offers Around £315,000

- PORCH ENTRANCE
- DINING ROOM
- EXTENDED KITCHEN
- THREE BEDROOMS
- DRIVEWAY
- RECEPTION HALLWAY
- EXTENDED LOUNGE
- CONSERVATORY
- BATHROOM WITH SHOWER
- SOUTH FACING REAR GARDEN

This traditional semi-detached house is conveniently located for the amenities of central Shirley. Schooling is of particular renown in the Solihull area and Cheshire Avenue falls within the catchment of Haslucks Green Junior School and Burman Infant School which can be found in nearby Velsheda Road. We are advised that the property currently falls into Light Hall School catchment area, all of which are subject to confirmation from the Education Department.

There are local shops in Haslucks Green Road as well as Shirley Station from where commuter services operate to Birmingham and Stratford upon Avon. Local bus services operate along Haslucks Green Road and frequent bus services operate along the A34 providing access to Birmingham and surrounding areas.

Along the A34 in the town centre there is a wide choice of shops ranging from speciality stores to a choice of supermarkets and these are augmented by the superstores on the retail park in Marshall Lake Road.

Travelling south along the A34 one will pass the Cranmore and Monkspath Business and Leisure Parks and come to the junction with the M42 which forms the hub of the national motorway network.

An ideal location therefore for this full width extended traditional semi detached house which is set back from the road behind a gravel driveway from where a part double glazed composite front door opens to the

PORCH ENTRANCE

Having original front door with stained glass inset and matching side windows opening to the

RECEPTION HALLWAY

Having ceiling light point, staircase rising to the first floor with understairs storage cupboard, 'Karndean' flooring, central heating radiator and doors opening to two reception rooms and kitchen

DINING ROOM

12'3" into bay x 11'0" (3.73m into bay x 3.35m)



Having UPVC double glazed bay window to the front, 'Karndean' flooring, central heating radiator, ceiling light point, deep moulded coved cornicing to the ceiling and decorative fireplace

EXTENDED LOUNGE

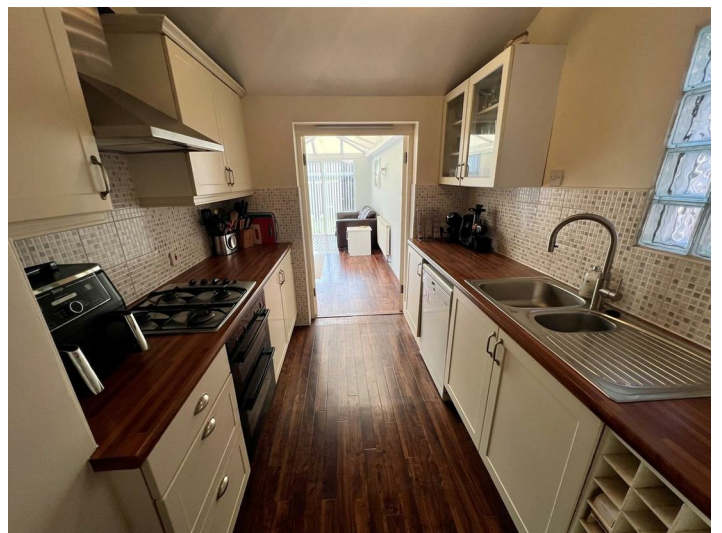
18'6" max x 10'11" max (5.64m max x 3.33m max)



Having double opening UPVC double glazed doors to the rear garden, 'Karndean' flooring, recessed ceiling spotlights and two ladder style radiators

EXTENDED KITCHEN

15'0" x 7'6" max (4.57m x 2.29m max)



Having open access to the conservatory, two ceiling light points, 'Karndean' flooring, feature glass block side window and being fitted with a range of modern wall and base mounted storage units with butchers block effect work surfaces over having inset sink and drainer, electric cooker with gas hob and extractor canopy over, space and plumbing for dishwasher and full height appliance space

CONSERVATORY

17'4" x 7'2" (5.28m x 2.18m)



Having 'Karndean' flooring, wall light point and UPVC double glazed windows and double opening doors and windows to the rear garden

FIRST FLOOR LANDING

Having UPVC double glazed stained glass effect window to the side, ceiling light point, doors off to three bedrooms and bathroom and drop down loft hatch with ladder leading to the part boarded loft space

BEDROOM ONE

10'11" max x 10'5" (3.33m max x 3.18m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, decorative cast iron fireplace and two built in wardrobes

BEDROOM TWO

12'9" into bay x 9'11" max (3.89m into bay x 3.02m max)

Having ceiling light point, central heating radiator, UPVC double glazed bay window to the front and built in wardrobe

BEDROOM THREE

7'5" x 7'4" (2.26m x 2.24m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, full height wall tiling, tiled flooring, quadrant shower cubicle, panelled bath, pedestal wash hand basin and low level WC

SOUTH FACING REAR GARDEN



Having decked patio area with lawn beyond, defined fenced boundaries, additional paved patio area, garden shed and double glazed door opening to the

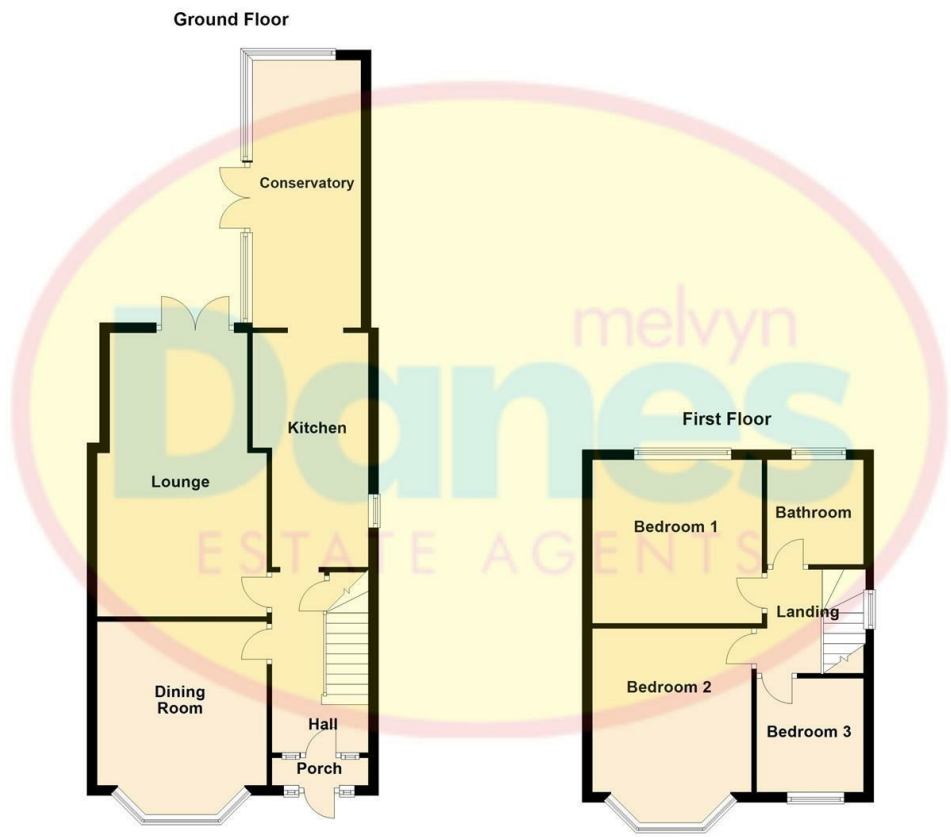
COVERED SIDE PASSAGEWAY

Having double glazed doors to the front and rear



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



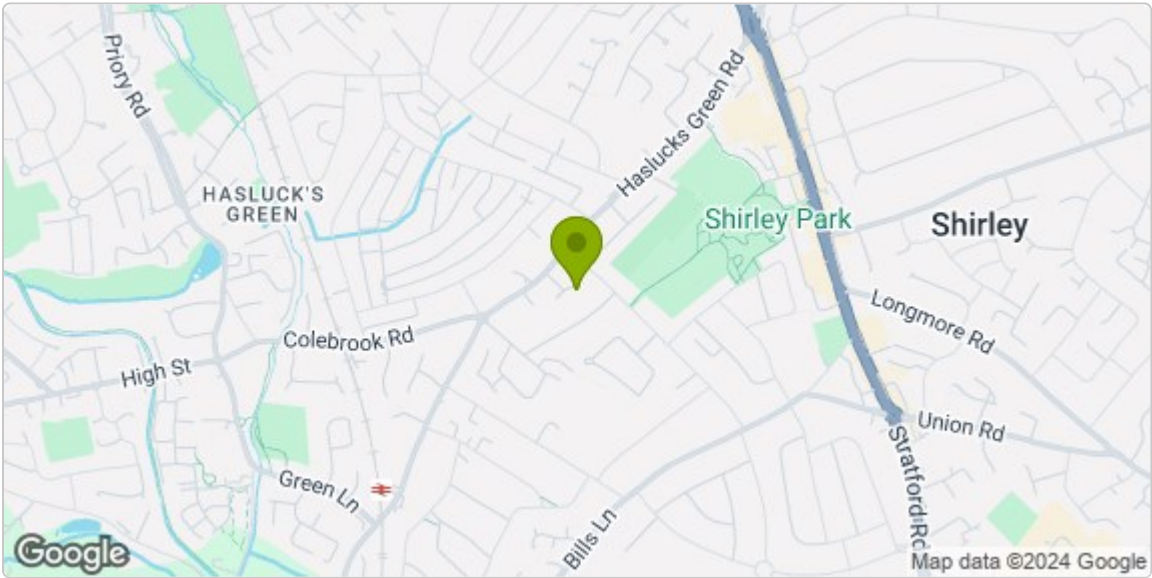
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
14 Cheshire Avenue Shirley
Solihull B90 2LJ

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	