



Dunton Hall Road, Shirley

Offers Around £365,000

- **DRIVEWAY**
- **LOUNGE**
- **UTILITY ROOM**
- **THREE BEDROOMS**
- **GARAGE**
- **PORCH**
- **OPEN PLAN KITCHEN/FAMILY/DINING**
- **GUEST CLOAKS**
- **4 PIECE FAMILY BATHROOM**
- **REAR GARDEN**

This modern extended semi detached house is situated on the ever popular 'Badgers' development constructed by Bryant Homes in the late 1970's and enjoying an enviable location between Bills Woods and the Christmas Tree Farm.

There is easy access from the property to both Woodlands Infant School and Light Hall Senior School, along with further junior and infant schooling in the local area. Our Lady of the Wayside Roman Catholic Junior and Infant School are situated on the main Stratford Road at the opposite end of the Shirley shopping centre. Education facilities are subject to confirmation from the Education Department.

There is a thriving business community in the Shirley area which extends down onto the Cranmore, Widney and Monkspath Business Parks, and the Blythe Valley Business Park which sits on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

On the main A34 Stratford Road one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the nearby Retail Park. There are local bus services in Bills Lane and Shirley Railway Station is nearby, offering commuter services to Stratford upon Avon and Birmingham.

An ideal location for this excellent family home which has been much improved by the current owners and offers excellent accommodation that really needs to be viewed to be appreciated.

The property sits back from the road behind a front driveway that provides parking for numerous vehicles and leads in turn to a UPVC double glazed front door which opens directly to the

PORCH

Having ceiling light point, central heating radiator double glazed window to side aspect and entrance door leading to

LOUNGE



Having double glazed window to front aspect, ceiling light point, central heating radiator, gas fire, coved cornicing to ceiling stairs rising to first floor landing and door to

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM
18'5" max 8'7" min x 17'10" max 8'8" min
(5.61m max 2.62m min x 5.44m max 2.64m min)**

KITCHEN AREA



Having double glazed window to side aspect, a range of wall, base and drawer units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for fridge freezer, space for cooker with extractor over, ceiling light point, coved cornicing to ceiling, single glazed window to utility room and tiled walls and floor

DINING/FAMILY AREA



Having double glazed French doors to rear garden, two ceiling light points, central heating radiator, laminate flooring, coved cornicing to ceiling and door to

UTILITY ROOM

Having double glazed window to rear aspect, double glazed door to rear garden, base unit with roll top work surface over incorporating stainless steel sink and drainer with space beneath for tumble dryer and space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point, central heating radiator, laminate flooring and coved cornicing to ceiling

GUEST CLOAKS

Having double glazed window to side aspect, low level wc, ceiling light point and laminate flooring

FIRST FLOOR LANDING

Having double glazed window to side elevation, loft access, coved cornicing to ceiling and doors off to the three bedrooms, family bathroom and storage cupboard

BEDROOM ONE

11'10" x 9'9" (3.61m x 2.97m)



Having double glazed window to front elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and built in wardrobes and cupboards

BEDROOM TWO

10'7" x 9'9" (3.23m x 2.97m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and coved cornicing to ceiling

BEDROOM THREE

8'7" x 8'7" (2.62m x 2.62m)

Having double glazed window to front elevation, ceiling light point, central heating radiator, and coved cornicing to ceiling

BATHROOM



Having double glazed windows to side and rear elevations, panel bath with mixer tap, shower cubicle with electric shower, low level wc, vanity unit with wash hand basin, heated towel rail, ceiling light point extractor fan and tiled walls

GARAGE

16'6" max under stairs x 8'1" (5.03m max under stairs x 2.46m)

Having up and over door and ceiling light point

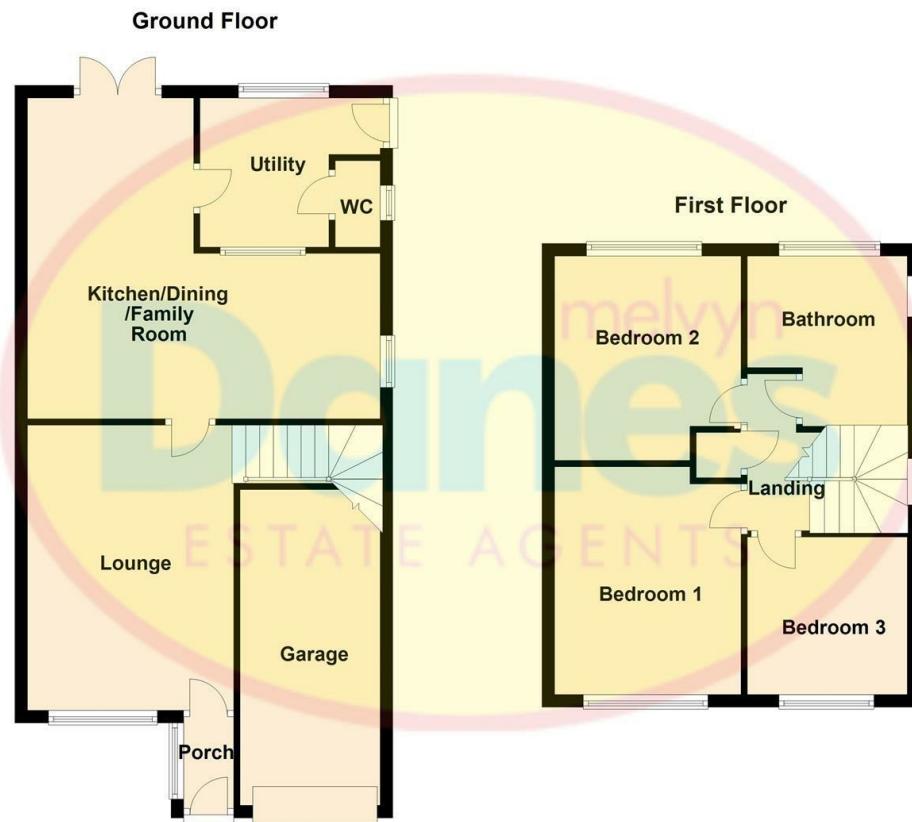
REAR GARDEN



Having paved patio area with the rest laid to lawn with an abundance of mature plants and shrubs, timber shed and gated access back to the front of the property

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.



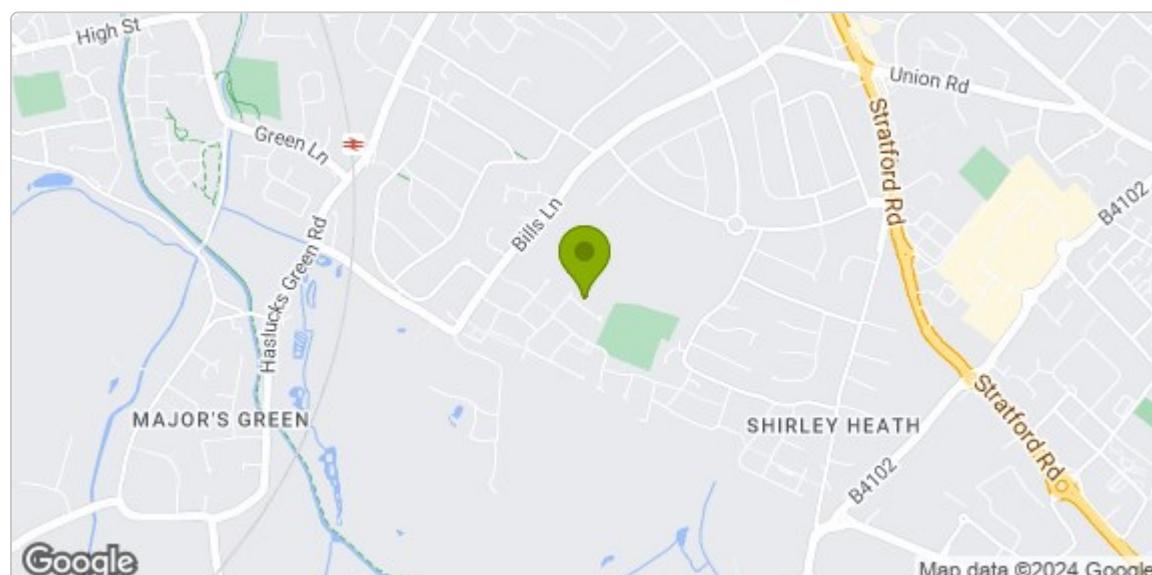
TENURE: We are advised that the property will be Freehold upon completion

COUNCIL TAX BAND: D

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC