



# Portia Avenue, Shirley

## Offers Around £435,000

- PORCH & HALLWAY
- BREAKFAST KITCHEN
- FOUR BEDROOMS
- SINGLE GARAGE
- REAR GARDEN
- LOUNGE & DINING AREA
- GROUND FLOOR WC
- SHOWER ROOM
- AMPLE DRIVEWAY PARKING
- NO UPWARD CHAIN

This larger style 1950's traditionally styled semi detached house offers potential for extension (subject to necessary permissions) and is situated on the extremely sought 'Shakespeare Manor' development located close to Shirley town centre and close to the very popular St James's Primary School which is part of the Tudor Grange Academy.

Along the A34 main Stratford Road there is an extensive choice of shopping facilities which extend to the retail park off Marshall Lake Road where there is a wide selection of modern superstores.

The A34 provides easy road access to the M42 motorway which forms the hub of the national motorway network and in turn provides access, via its junction with the A45 Coventry Road, to the National Exhibition Centre, Birmingham International Airport and Railway Station.

Frequent bus services operate along the A34 providing access to the City centre of Birmingham, surrounding areas and to the town centre of Solihull where there is an excellent choice of shops including the John Lewis department store.

The property is set back from the road behind a front block paved driveway which leads to a front door which gives access to the

#### **PORCH ENTRANCE**

Having window to the side, tiled flooring and front door opening to the

#### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, staircase rising to the first floor and doors off to lounge, breakfast kitchen and cloaks cupboard

#### **LOUNGE AREA**

**18'0" into bay x 10'9" (5.49m into bay x 3.28m)**



Having UPVC double glazed bay window to the front, brick fireplace with inset electric fire, central heating radiator and open access to the

#### **DINING AREA**

**10'9" x 8'0" (3.28m x 2.44m)**



Having sliding double glazed patio style doors to the rear garden, two wall light points and central heating radiator

#### **BREAKFAST KITCHEN**

**14'4" x 9'6" (4.37m x 2.90m)**



Having UPVC double glazed window to the rear and UPVC double glazed door to the side access, ceiling light point, central heating radiator, tiled flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset 1.5 bowl sink and drainer with mixer tap, inset gas hob with extractor canopy over, integrated electric double oven and fridge

#### **GROUND FLOOR WC**

Having UPVC double glazed window to the side, ceiling light point, central heating radiator, low level WC and wall mounted corner wash hand basin

## GALLERIED LANDING



Having UPVC double glazed window to the front, two wall light points and doors off to four bedrooms and shower room

### BEDROOM ONE

**16'11" into bay x 10'9" max (5.16m into bay x 3.28m max)**



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

### BEDROOM TWO

**10'9" x 9'8" (3.28m x 2.95m)**

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

### BEDROOM THREE

**12'1" x 6'8" (3.68m x 2.03m)**

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

### BEDROOM FOUR

**8'0" x 8'0" (2.44m x 2.44m)**

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

## SHOWER ROOM



Having UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, full height wall tiling, large corner shower cubicle, low level WC and vanity unit with inset wash hand basin

## REAR GARDEN



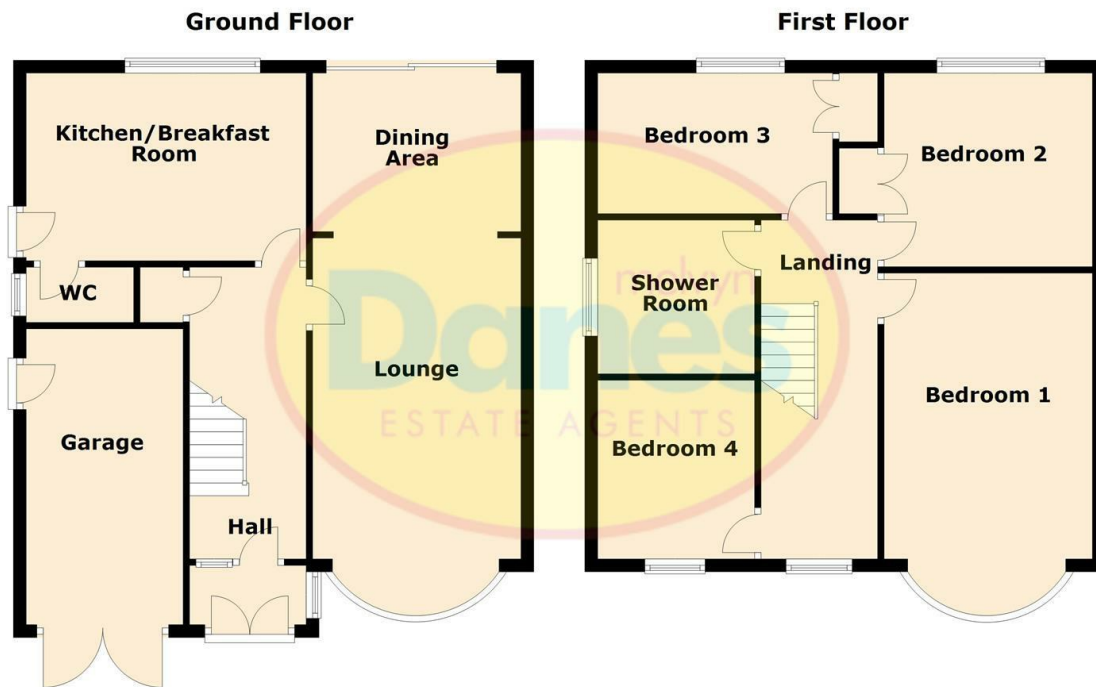
Having gated side access, paved patio with brick workshop and storage sheds, greenhouse, lawn with fenced boundaries and mature shrub and conifer surround

## SINGLE GARAGE

Having double opening doors to the front driveway and personnel door to the side

## 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.

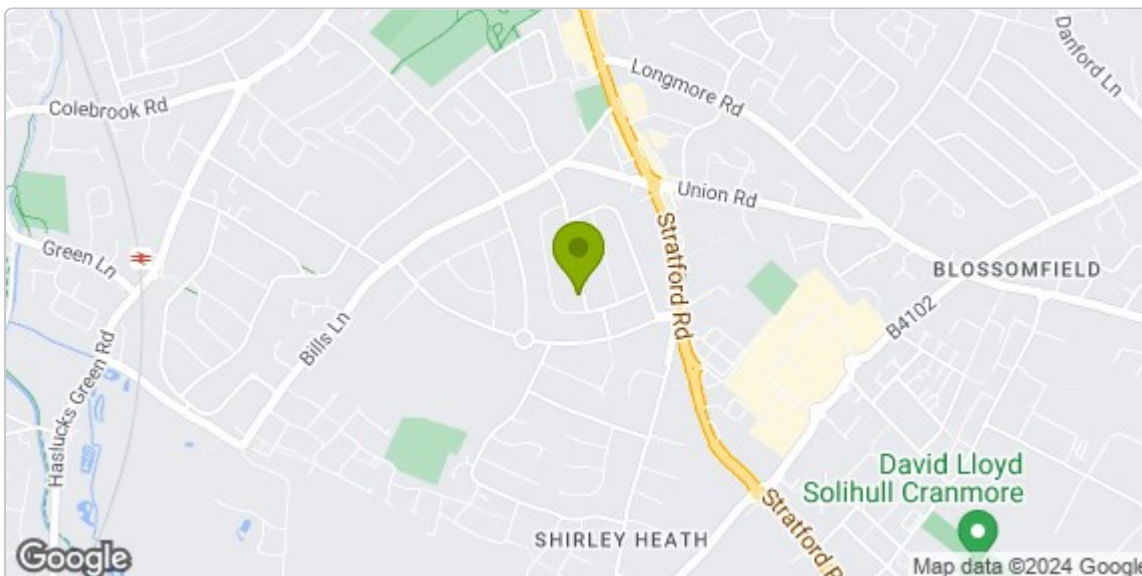


**COUNCIL TAX BAND: D**

**TENURE: We are advised that the property is Freehold**

**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.



**Full Postal Address:**  
62 Portia Avenue Shirley  
Solihull B90 2NW

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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