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**Horton  
& Storey**

**CLARENCE GROVE, SHIRLEY, SOLIHULL  
OFFERS IN EXCESS OF £425,000**



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#### **LOCAL AREA**

Located on a private cul-de-sac just off Welford Road. The property is a short walk to Shirley High Street that boasts a host of shops, restaurants and a gym. It is a short drive to major transport links such as the M42 motorway and both Shirley and Solihull Train Station.

#### **APPROACH**

The property is approached via a block paved driveway for multiple vehicles leading to the storm porch where there is a composite front door opening onto the;

#### **GROUND FLOOR**

**ENTRANCE HALL** A welcoming entrance hallway with doors leading off to the dining room, lounge, kitchen/breakfast room, guest wc and the integral garage. There is a central heating radiator and stairs leading to the first floor landing.





**FITTED KITCHEN BREAKFAST ROOM 10' 4" x 10' 8" (3.15m x 3.26m)**

This room is perfect for families as it offers dining space as well as a range of wall and floor base units with a fridge freezer, integrated dishwasher, plumbing for a washing machine and an electric oven. The roll top work surfaces incorporate an inset stainless steel sink with a mixer tap and drainer, a gas hob with extractor over and tiling to splash prone areas. There is a double glazed window to the rear elevation over looking the rear garden, a double glazed door to the rear elevation leading to the patio, a central heating radiator and tiling to the floor.



**LOUNGE 10' 8" x 17' 2" (3.26m x 5.24m)**

A large lounge set at the rear of the property having a feature fireplace with gas fire, a central heating radiator and double glazed doors to the rear elevation leading to the conservatory.



**CONSERVATORY 7' 6" x 9' 6" (2.31m x 2.91m)**

Overlooking the private rear garden the conservatory is a very useful addition to the property providing an extra space for families. There is a central ceiling light with rotary fan, tiling to the floor and patio doors leading to the rear garden.

**DINING ROOM 8' 2" x 11' 11" (2.49m x 3.64m)**

Set at the front of the property benefiting from a double glazed bay window letting in lots of natural light, a central heating radiator and space for a large dining table.



**GUEST WC** The suite comprises of a low level flush wc and a sink with a vanity unit. There is a tiled floor, space for hanging coats and a central heating radiator.

**FIRST FLOOR**

**LANDING**

A bright and airy landing benefiting from a double glazed window to the side elevation, a storage cupboard and doors leading to the first floor accommodation.





**MASTER BEDROOM 12' 4" x 13' 5" (3.76m x 4.11m)**

The master bedroom has a range of fitted wardrobes, a double glazed window to the front elevation, central heating radiator and door leading to the en-suite shower room.

**ENSUITE**

The suite comprises of a low level flush wc, a sink with vanity unit, a corner shower cubicle fitted with a thermostatic mixer shower and a heated towel rail. There is tiling to the floor and splash prone areas.



**BEDROOM TWO 10' 9" x 11' 0" (3.30m x 3.37m)**

A double bedroom with a double glazed window to the rear elevation overlooking the rear garden, built in wardrobes and a central heating radiator.

**BEDROOM THREE 9' 0" x 10' 6" (2.75m x 3.21m)**

A double bedroom set at the front of the property with a double glazed window to the front elevation and a central heating radiator.

**BEDROOM FOUR 7' 9" x 12' 2" (2.37m x 3.71m)**

Another bedroom that could house a double bed with a double glazed window to the rear elevation and a central heating radiator.

**FAMILY BATHROOM** The suite comprises of a panelled bath with a thermostatic shower over and shower screen, a storage unit incorporating a wc and sink and a fitted mirror above. There is tiling to the floor, a heating towel rail and an obscure double glazed window to the side elevation.

**OUTSIDE**

**PRIVATE REAR GARDEN**

This private garden is not over looked from the rear, it benefits from a large patio area that leads onto the lawn. There is fencing to the boundaries and a gate that provides access to the front of the property.



These plans represent the general layout of the property and are not intended to be used as a legal document. The plans are for illustrative purposes only and are not intended to be used as a legal document. The plans are for illustrative purposes only and are not intended to be used as a legal document. The plans are for illustrative purposes only and are not intended to be used as a legal document.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.