



H&S

**Horton
& Storey**

BERRY MAUD LANE, SHIRLEY, SOLIHULL
ASKING PRICE OF £400,000



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Entrance Hallway



Tiling to floor, wall mounted central heating radiator, staircase rising to the first floor accommodation, door into the lounge, door to downstairs WC and double opening doors to the kitchen diner

Lounge - 4.85m x 3.45m (15'11" x 11'4")

Having UPVC double glazed bay window to the front, wall mounted central heating radiator and UPVC double glazed window to the side elevation.



Kitchen/Diner - 7.77m max x 2.97m (25'6" max x 9'9")

Two UPVC double glazed windows and double glazed doors to the rear garden, tiling to floor, door to the utility room, recess for an American fridge freezer and mixture of wall and base units with compound granite work surfaces over incorporating sink and drainer, integrated electric oven with gas hob.



Utility Room

Having part double glazed door to the side, wall mounted central heating radiator, tiling to floor, space and plumbing for washing machine.

First Floor Landing

UPVC double glazed window to the side and doors off to bedrooms, bathroom and storage cupboard.



Master Bedroom - 4.85m x 3.51m (15'11" x 11'6")

Having UPVC double glazed window to the front, wall mounted central heating radiator, built in wardrobes and door opening to the;

En Suite Shower Room

Having UPVC double glazed window to the side, heated towel rail, wall tiling, shower cubicle, pedestal wash hand basin and low level WC.



Bedroom Two - 3.33m max x 2.90m (10'11" max x 9'6")

Having wardrobe recess, wall mounted central heating radiator and UPVC double glazed window to the rear.

Bedroom Three - 2.92m x 2.36m max (9'7" x 7'9" max)

Having UPVC double glazed window to the rear and wall mounted central heating radiator.



Bedroom Four - 2.84m max x 2.06m max (9'4" max x 6'9" max)

Having UPVC double glazed window to the front and wall mounted central heating radiator.



Family Bathroom

Having UPVC double glazed window to the rear, heated towel rail, wall tiling, panelled bath with shower over, pedestal wash hand basin and low level WC.

Outside

Rear Garden

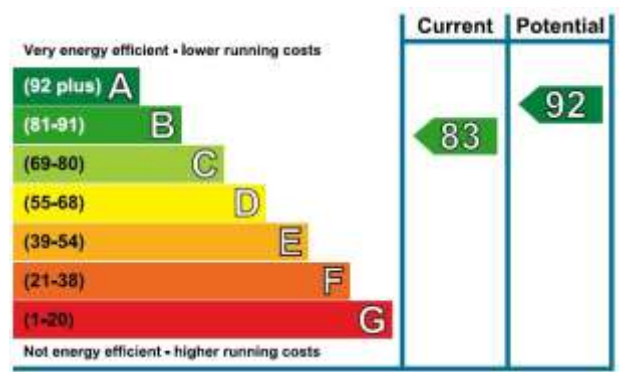
Having paved patio area, lawn beyond, fenced surround gated access to the side driveway.

Side Garage

Having light and power, up and over door to the driveway direct in front of garage.

THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017.

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request



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