

# Horton & Storey



Neville Road, Shirley, Solihull,

£344,950

# Property Features

---

- Three Bedroom Semi Detached Home
- Potential To Extend (STPP)
- Walking Distance To Shirley Train Station
- Lean To
- Large Driveway
- Lounge/Diner

## Full Description

---

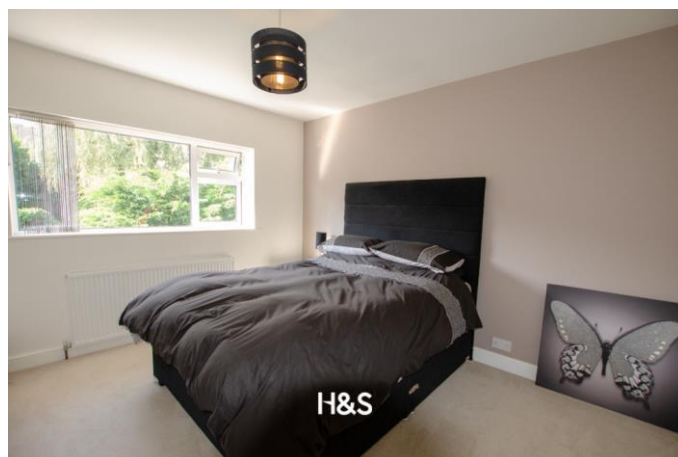
A well presented three bedroom semi detached property situated in a convenient location for commuters being within walking distance to Shirley Train Station. The property has a large driveway, garage and a private rear garden. Early viewing is essential to avoid missing out.

**LOCAL AREA** One of the main selling features for this property is that is in such close proximity to Shirley Train Station so it is ideal for commuters. There is also a wide range of local amenities near by and access to transport links via car such as the M42 motorway, Birmingham international Train Station and Birmingham International Airport.

**APPROACH** Via a large drive and front garden with off road parking for several cars leading to the front Porch.

### GROUND FLOOR

**HALLWAY** With stairs leading to the first floor landing, storage cupboard, central heating radiator and doors to the ground floor rooms.





**LOUNGE/DINER** 22' 9" x 10' 9" (6.94m x 3.3m) A large lounge diner that has been recently redecorated offering great accommodation for families with the lounge area having a double glazed window to the front elevation, central heating radiator and a feature fire with fireplace. The dining area has a set of sliding patio doors to the rear elevation, central heating radiator and space for a dining table.



**KITCHEN** 7' 6" x 13' 3" (2.29m x 4.04m) Comprising of a range of wall and floor base units, with roll top worksurfaces incorporating an inset sink with mixer tap and space for a free standing cooker. There is a double glazed window to the rear elevation, central heating radiator, tiling to the floor. a built in storage cupboard and a door leading to the lean to.



**LEAN TO** 7' 2" x 14' 1" (2.2m x 4.3m) A useful room for a family home with plumbing for a washing machine, space for a tumble drier, two storage cupboards, a wall mounted central heating boiler, door to the rear garden and door to the garage.

## FIRST FLOOR

**LANDING** Doors to the first floor rooms and a window to the side elevation allowing in lots of natural light.

**BEDROOM ONE** 11' 10" x 10' 9" (3.62m x 3.29m) Having a double glazed window to the rear elevation, central heating radiator and space for wardrobes.



**BEDROOM TWO** 10' 8" x 11' 2" (3.26m x 3.41m) Set at the front of the property with a double glazed window, central heating radiator and space for wardrobes.

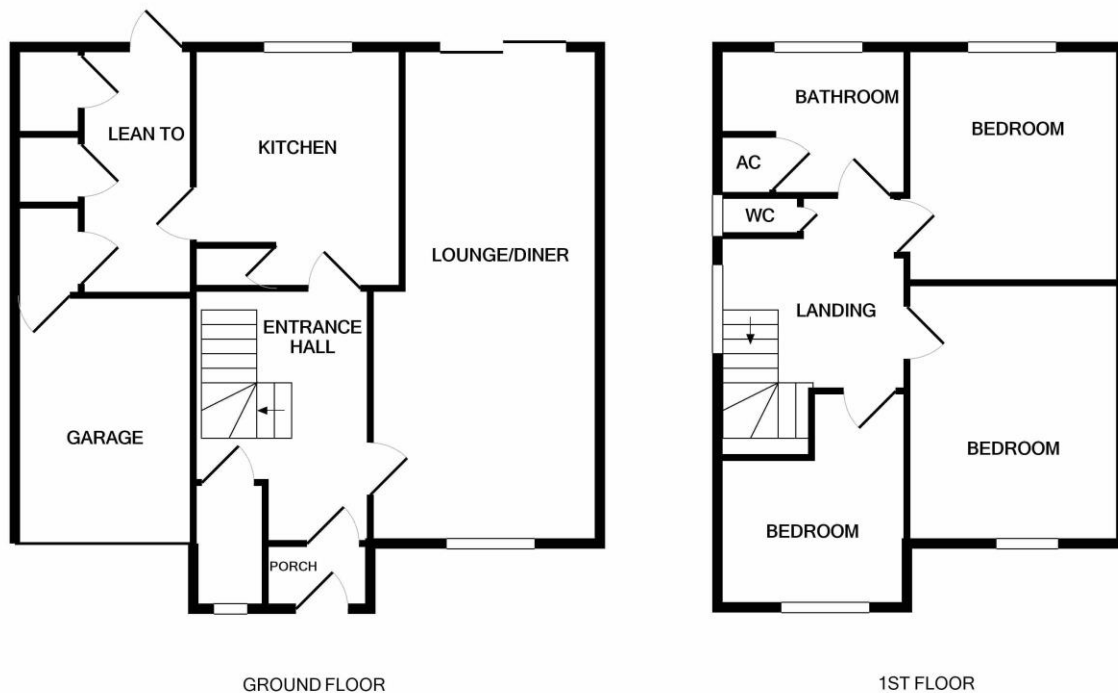
**BEDROOM THREE** 7' 6" x 11' 1" (2.3m x 3.4m) A generous single bedroom with a double glazed window to the front elevation and a central heating radiator.



**BATHROOM** The suite comprises of a panelled bath with shower over, a vanity unit with storage incorporating a sink, central heating radiator, an airing cupboard and an obscure double glazed window to the rear elevation. There is tiling to the walls and floor.

**WC** A separate WC with potential to expand it into the family bathroom, with a double glazed window to the side elevation and tiling to the walls and floor.

**GARDEN** A very private large rear garden which is not overlooked from the back having a large slabbed patio area which is perfect for entertaining, with steps leading to the raised lawn area. The lawn is bordered with mature shrubs, bushes and there is fencing to boundaries.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

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

179 Stratford Road, Shirley, Solihull, West Midlands, B90  
3AU

[www.hortonstorey.com](http://www.hortonstorey.com)  
[sales@hortonstorey.com](mailto:sales@hortonstorey.com)  
01216630099