

Horton & Storey



Solihull Road, Shirley, Solihull,

£375,000

Property Features

- TUDOR GRANGE ACADEMY CATCHMENT AREA
- Immaculate Condition
- Open Plan Kitchen/Diner
- Re-fitted Bathroom
- Garage
- Large South Facing Rear Garden
- Utility Room
- Extended

Full Description

LOCAL AREA Situated on a popular road in the heart of Shirley, this property has great access to transport links and local shops such as bus stops, Solihull Train Station, M42, retail parks and Shirley High street. It is also situated in popular school catchment areas such as Tudor Grange Academy.

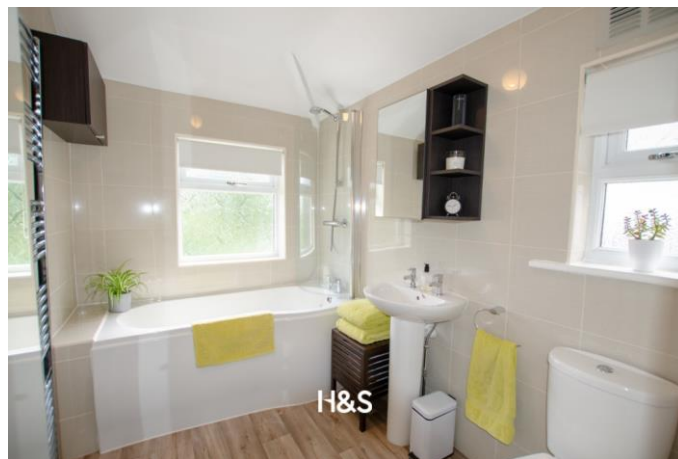
APPROACH Via a large driveway for several cars leading to the inset front door.

GROUND FLOOR

ENTRANCE HALL A welcoming hall with stairs leading to the first floor landing with bespoke under stairs storage, storage cupboard, central heating radiator and doors to the ground floor rooms.

LOUNGE 10' 9" x 13' 4" (3.28m x 4.08m) Having a double glazed bay window to the front elevation, central heating radiator and doors leading to the open plan kitchen/diner.

OPEN PLAN KITCHEN-DINER 17' 2" x 13' 5" (5.24 max m x 4.11m) A fantastic open plan space perfect for entertaining and modern family living. The kitchen area comprises of a range of modern wall and floor base units with roll top work surfaces over incorporating an inset stainless steel sink with mixer tap and drainer, integrated oven with an electric hob and an extractor fan over. There is tiling to splash backs, a double glazed window to the rear elevation, a door leading to the utility and an opening to the dining area. The dining area has a doors leading to the lounge and sliding doors leading to the sun room.



UTILITY 6' 2" x 11' 9" (1.9.3m x 3.6m) A useful area with plumbing for a washing machine, space for storage, a ground floor wc, opening to the garage and a door leading to the rear garden.

SUN ROOM 8' 2" x 13' 9" (2.5m x 4.2m) A brilliant addition to the property provided extra living space that can be used as a children's room or a home office. There is two double glazed windows to the rear elevation, a door leading to the rear garden and a tiled floor.

FIRST FLOOR

LANDING A bright landing with a double glazed window to the side elevation and doors to the first floor rooms.

BEDROOM ONE 10' 9" x 13' 10" (3.3m x 4.23m) A double bedroom with a large double glazed bay window to the front elevation and a central heating radiator.

BEDROOM TWO 10' 9" x 13' 3" (3.3m x 4.05m) Another double bedroom with a double glazed window to the rear elevation, central heating radiator and the loft hatch with pull down ladders providing access to a boarded loft perfect for storage.

BEDROOM THREE 6' 2" x 6' 10" (1.9m x 2.1m) A double glazed window to the front elevation and a central heating radiator.

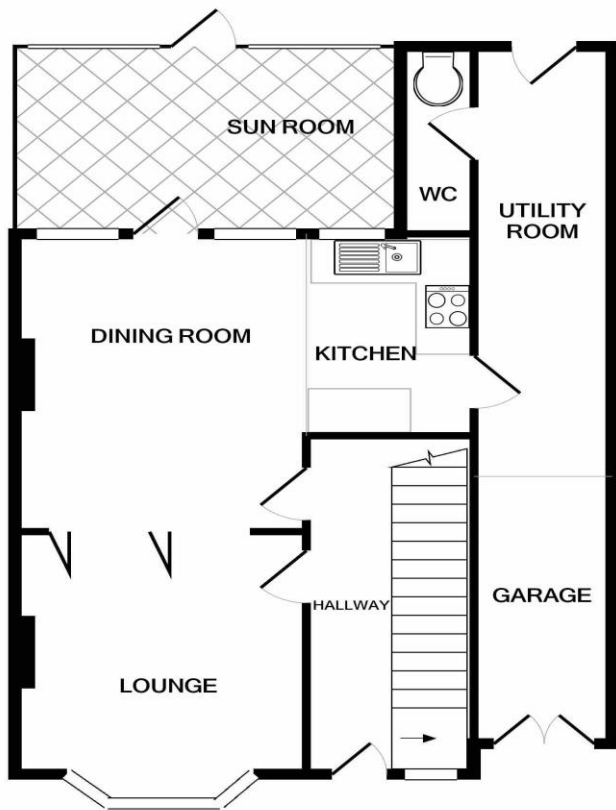
REFITTED FAMILY BATHROOM 1.9m x 2.7m A modern bathroom suite comprising of a panelled bath with shower over, sink, wc and a heated towel rail. There is tiling to the walls and two obscure double glazed windows letting in lots of light.

OUTSIDE

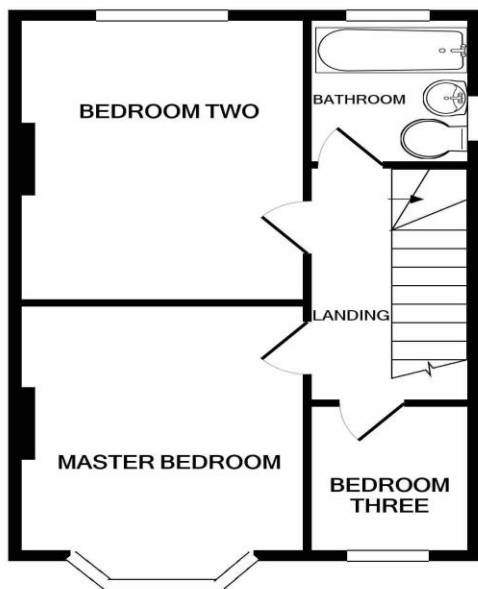
REAR GARDEN One of the properties main selling features is this stunning south facing private rear garden. There is a patio area, with a door providing access to the utility room leading to a long stretch of lawn with a secluded decked area perfect for entertaining and a shed to the rear of the garden. To the boundaries there is fencing and mature shrubs/bushes to either side.

GARAGE 6' 2" x 15' 6" (1.9m x 4.73m) Housing the wall mounted central heating boiler, electric points and a garage





GROUND FLOOR



1ST FLOOR



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
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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

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