

Horton & Storey



Berkeley Road , Shirley, Solihull,

£274,950

Property Features

- Immaculate Condition
- Three Bedrooms
- Kitchen-Diner
- Off Road Parking
- Lounge
- Private Rear Garden
- Refitted Bathroom
- Must View!

Full Description

LOCAL AREA The convenient location of this property is a great selling feature. Being close to bus routes, shops and walking distance to Shirley Train station are a big benefit. Shirley high street is also a short drive away which has a range of amenities including independent and large shops

A recently refurbished property in immaculate condition situated on a very popular road in Shirley. Perfect for anyone who is looking to move straight in to their next property comprising of a lounge, open plan kitchen-diner, three bedrooms and a refitted bathroom. There is off road parking for multiple cars and a large rear garden.

APPROACH Via a recently laid brick paved driveway with a path to the side leading to the front door.

GROUND FLOOR

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

LOUNGE 10' 5" x 13' 1" (3.2m x 4.0m) Having a large double glazed bay window to the front elevation, a central heating radiator and a feature fire place with gas fire.



OPEN PLAN KITCHEN DINER 10' 9" x 16' 5" (3.3m x 5.01 max m) An ideal, modern open plan space for families and entertaining. The kitchen area comprises of a range of wall and floor base units with 'Minerva' worksurfaces over incorporating an inset sink and a four ring induction hob with extractor over. There is a range of integrated appliances including a dishwasher, washing machine and fridge freezer. There is a double glazed window to the rear elevation, tiling to splash prone areas and a cupboard housing the central heating boiler. The dining area benefits from a wall mounted central heating radiator and a set of double glazed patio doors to the rear elevation leading to the rear garden.

FIRST FLOOR

LANDING A bright landing with a double glazed window to the side elevation, doors leading to the first floor rooms and access to the part boarded loft.

BEDROOM ONE 13' 5" x 10' 2" (4.1m x 3.1m) A double bedroom with a large double glazed window to the front elevation, space for wardrobes and a central heating radiator.

BEDROOM TWO 10' 9" x 11' 0" (3.29m x 3.36m) Another double bedroom with a double glazed window to the rear elevation over looking the rear garden and a central heating radiator.

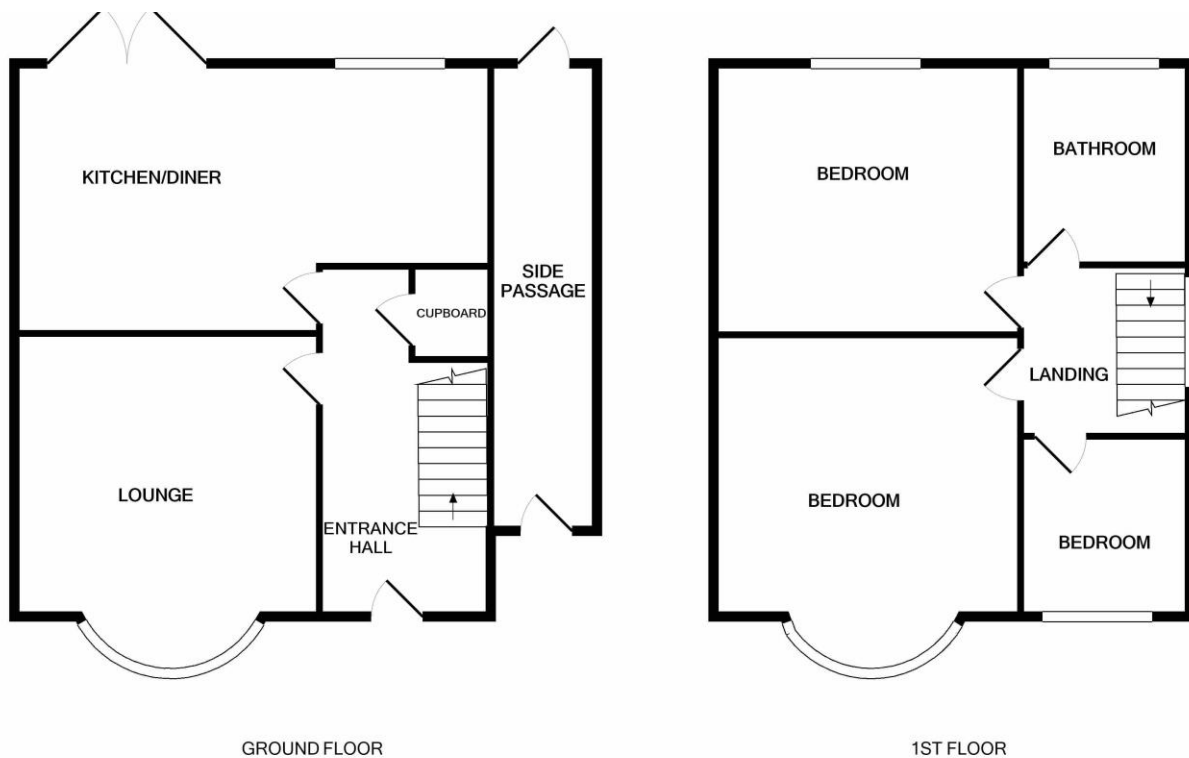
BEDROOM THREE 6' 10" x 6' 2" (2.1m x 1.89m) Having a double glazed window to the front elevation and a central heating radiator.

REFITTED BATHROOM A modern recently fitted bathroom comprising of a panelled bath with shower over, a sink with storage under and a WC. The walls are mostly tiled, there is a central heating radiator and an obscure double glazed window to the rear elevation.



OUTSIDE

REAR GARDEN The private rear garden is perfect for entertaining. It is not overlooked from the rear and has potential to extend the property subject to planning still leaving a large garden. There is a generous brick paved patio area large enough to house garden furniture that leads to a long stretch of lawn with mature borders, fencing to boundaries and a shed to the rear.



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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