

Horton & Storey



Gilliver Road, Shirley, Solihull,

£240,000

Property Features

- No Chain
- School Catchment Area
- Three Bedrooms
- Lounge/Diner
- Kitchen
- Large Private Rear Garden

Full Description

LOCAL AREA Situated on a popular road in Shirley close to schools, this property has great access to transport links and local shops such as; bus stops, Shirley train station, M42 motorway network, retail parks and Shirley High Street. The High Street boasts a range of national supermarkets to independent shops. There is something for everyone.

APPROACH Via the front drive providing off road parking leading to the front door.

GROUND FLOOR

ENTRANCE HALL Stairs leading to the first floor landing and doors leading to the ground floor rooms.

LOUNGE AREA 12' 7" x 13' 0" (3.84m x 3.98m) Having a double glazed window to the front elevation and a feature fireplace with inset gas fire.

DINING AREA 8' 10" x 10' 1" (2.7m x 3.08m) Benefiting from double glazed sliding patio doors to the rear elevation leading to the rear garden.

KITCHEN 10' 1" x 9' 11" (3.08m x 3.03m) The kitchen comprises of a range of wall and floor base units, with work surfaces over incorporating an inset sink. There is space for a free standing cooker, plumbing for a washing machine and a wall mounted central heating boiler. There is a double glazed window to the rear elevation and a door leading to the rear garden.

FIRST FLOOR

BEDROOM ONE 10' 7" x 11' 5" (3.25m x 3.49m) A double bedroom with two built in storage cupboards and a double glazed window to the front elevation.



LANDING Having a double glazed window to the side elevation, doors to the first floor rooms and access to the large boarded loft that can be converted into another room.

BEDROOM TWO 10' 4" x 11' 2" (3.16m x 3.41m) Another double bedroom with a built in storage cupboard and a double glazed window to the rear elevation.

BEDROOM THREE 8' 2" x 8' 1" (2.51m x 2.48m) A large single bedroom with a storage cupboard and a double glazed window to the front elevation.

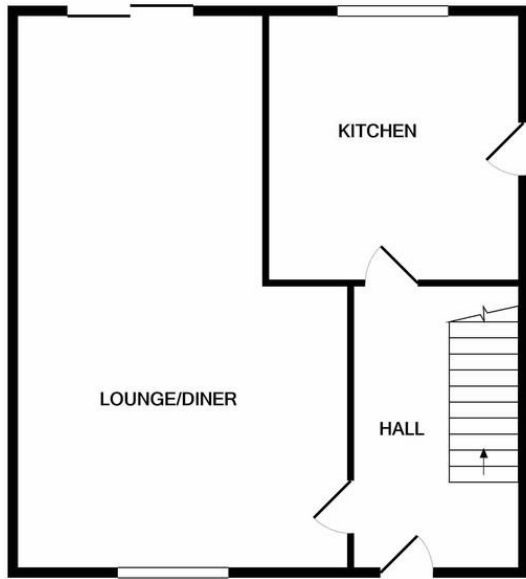
SHOWER ROOM A recently installed fully tiled shower room comprising of a shower unit, sink and an obscure double glazed window to the side elevation.

WC A separate WC with an obscure double glazed window to the side elevation.

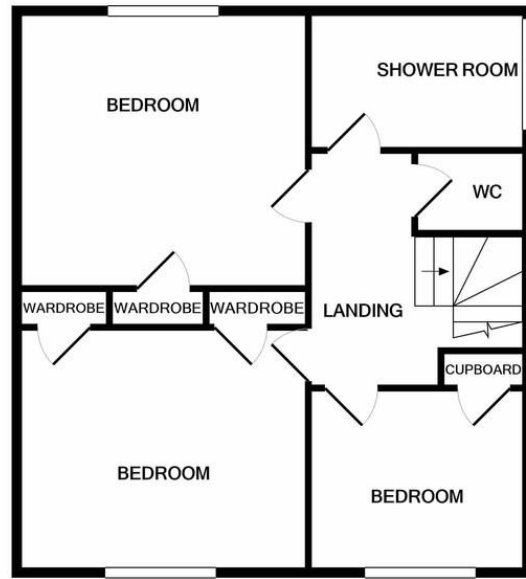
OUTSIDE

REAR GARDEN A private rear garden that is a real selling feature for this property. There is a full width patio area that leads on to the lawn, there is a further rear patio, fencing to boundaries and two large storage cupboards.





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 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

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