

# Horton & Storey



Middleton Road, Shirley, Solihull,

£244,950

# Property Features

---

- Open Plan Kitchen-Conservatory
- Lounge
- Family Bathroom
- Three Bedrooms
- Private Rear Garden
- Well Presented
- Popular Location
- Side Garage

## Full Description

---

**LOCAL AREA** Middleton road is a popular residential road in Shirley. It has good transport links via car and being a short distance from Shirley Train Station makes it handy for commuters. There is a range of shops near by and it is a short walk to the Park Gate centre in the middle of Shirley where there is a host of restaurants, shops, supermarkets and a gym

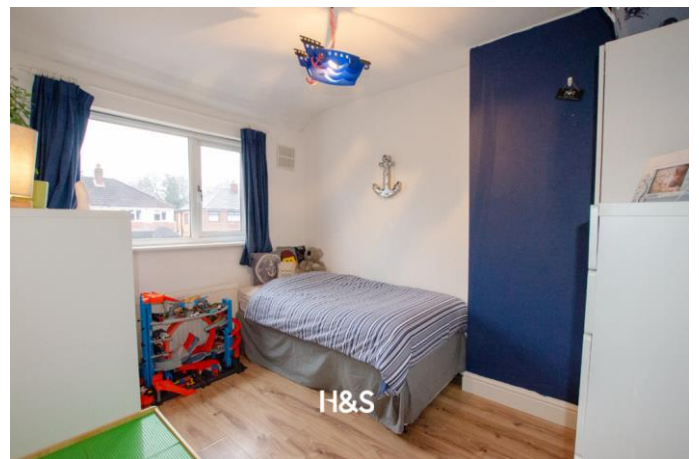
**APPROACH** Via the front driveway leading to the porch.

### GROUND FLOOR

**ENTRANCE HALL** Stairs leading to the first floor landing, a central heating radiator and door leading to the lounge.

**LOUNGE** 11' 8" x 13' 10" (3.56m x 4.24m) Having a double glazed window to the front elevation, central heating radiator, feature fire, built in storage cupboard and a door leading to the open plan kitchen.

**OPEN PLAN KITCHEN** 7' 9" x 14' 10" (2.38m x 4.53m) A fantastic open plan space perfect for entertaining, the kitchen area benefits from a range of high gloss wall and floor base units, roll top worksurface to incorporate a breakfast bar and an inset sink. There are integrated appliances to include a fridge freezer, washing machine, an oven with a hob/extractor over.



**CONSERVATORY** 6' 6" x 11' 11" (2,93m x 3.64m) This is open plan to the kitchen making it an ideal space for a dining area or family room. There is a central heating radiator and a set of double glazed patio doors leading to the rear garden.

## FIRST FLOOR

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

**BEDROOM ONE** 8' 2" x 11' 2" (2.5m x 3.41m) A double bedroom set to the rear of the property benefitting from a range of fitted wardrobes and storage, a central heating radiator and a double glazed window to the rear.

**BEDROOM TWO** 8' 6" x 10' 10" (2.6m x 3.32m) Another double bedroom with a double glazed window to the front elevation and a central heating radiator.

**BEDROOM THREE** 7' 11" x 6' 2" (2.43m x 1.88m) Situated to the front of the property having a double glazed window and a central heating radiator.

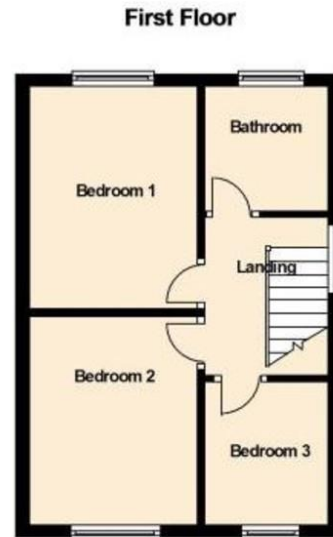
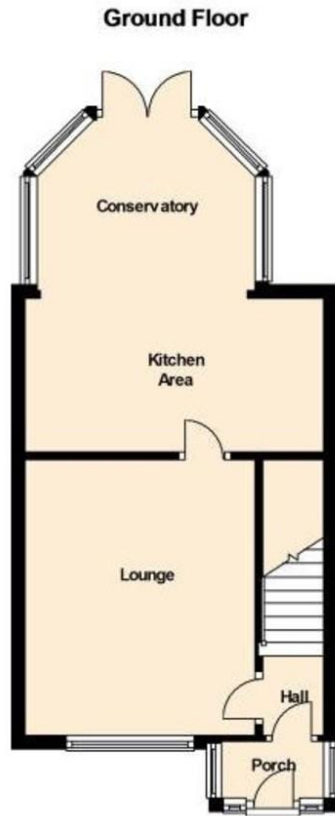
**FAMILY BATHROOM** A modern bathroom suite comprising of a low level wc, sink with mixer tap and a panelled bath with a shower over and shower screen. There is tiling to the walls, an obscure double glazed window to the rear elevation and a central heating radiator.

## OUTSIDE

**REAR GARDEN** A long private rear garden with a slabbed patio area leading to a lawn with fencing to boundaries. There is a further raised decking area perfect for entertaining and a side gate leading to the garage and driveway.



SIDE GARAGE 17' 7" x 9' 1" (5.36m x 2.77m)



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