

Horton & Storey



Neville Road, Shirley,

Offers Over **£375,000**

Property Features

- Four Bedrooms
- Detached
- Pleasant Rear Garden
- Requiring Modernisation In Areas
- Convenient Location
- Garage
- Off Road Parking
- Great Opportunity

Full Description

LOCAL AREA One of the main selling features for this property is that it 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 the driveway for several cars leading to the front door, integral garage and there is also access to the side of the property.

GROUND FLOOR

ENTRANCE HALL Having stairs leading to the first floor landing, storage cupboard and central heating radiator.

KITCHEN 10' 9" x 11' 11" (3.3m x 3.64m) The kitchen comprises of a range of wall and floor base units, roll top worksurface incorporating a breakfast bar and an inset sink. There is plumbing for a washing machine, a central heating boiler, radiator and a door leading to the side passage.

EXTENDED LOUNGE 10' 2" x 27' 0" (3.1m x 8.23m) An extended lounge with three double glazed windows to the rear elevation and two central heating radiators.



SIDE ACCESS 3' 3" x 27' 4" (1m x 8.34m) Providing access from the front of the property and the kitchen to the rear garden with a storage area.

FIRST FLOOR

LANDING Doors leading to the first floor rooms.

BEDROOM ONE 13' 1" x 11' 9" (4.0m x 3.6m) An aluminium double glazed window to the rear elevation, a central heating radiator and a range of fitted wardrobes.

BEDROOM TWO 9' 8" x 13' 1" (2.95m x 4.00m) Has an aluminium double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE 7' 6" x 24' 11" (2.3m x 7.6m) A large double bedroom forming part of the extension to the first floor with windows to the front and rear elevation, a central heating radiator and a sink.

BEDROOM FOUR 6' 10" x 9' 9" (2.1m x 2.99m) An aluminium double glazed window to the rear elevation and a central heating radiator.

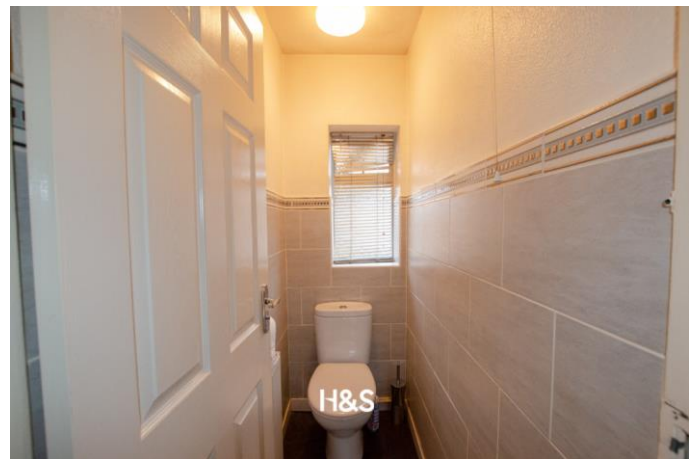
SHOWER ROOM A recently refitted shower room with a shower cubicle, tiling to splash prone areas, sink and a central heating radiator.

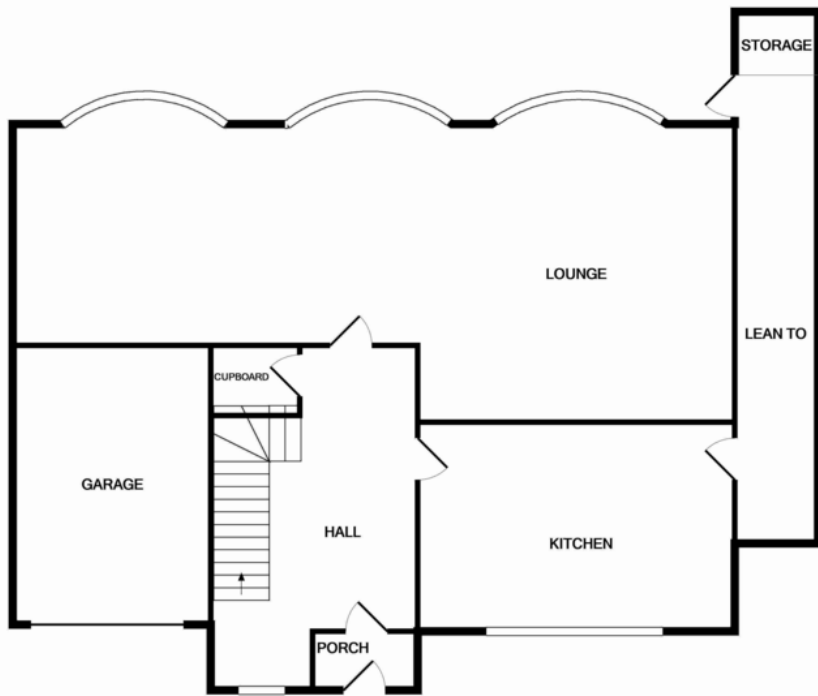
SEPERATE WC

OUTSIDE

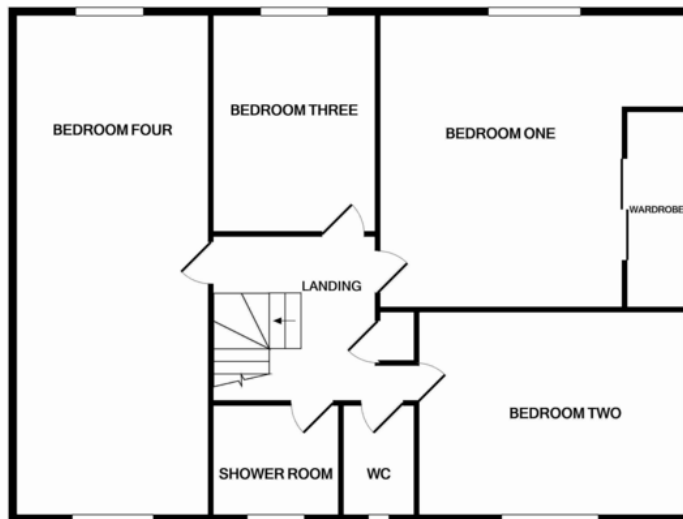
REAR GARDEN A private rear garden which has been well maintained and manicured providing a mature garden with plenty of entertaining space. There is a large full with patio with steps leading down to the lawn that has mature shrubs and bushes to the borders and fencing to boundaries.

GARAGE 7' 2" x 16' 8" (2.2m x 5.1m) Useful storage or potential to convert (STPP) with electric points and shelving.





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

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

www.hortonstorey.com
sales@hortonstorey.com
01216630099