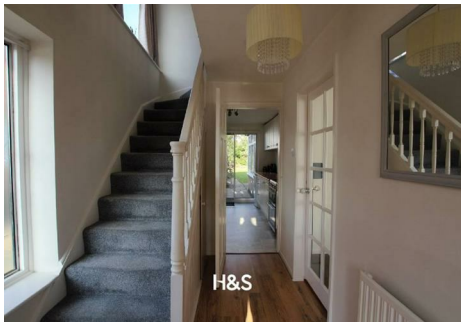


Horton & Storey



12 Bronte Close, Shirley, Solihull, B90 3DR

£339,950

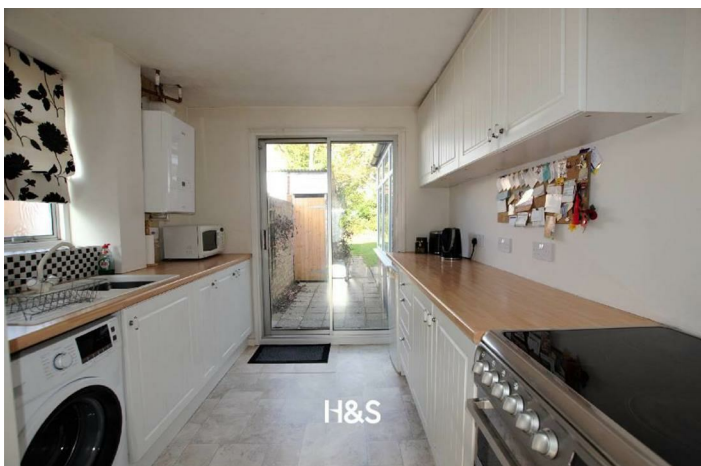
- No Chain
- Three Bedrooms
- Well Presented
- Off Road Parking
- Close To Amenities
- Garage
- Conservatory
- Popular Location

12 Bronte Close, Solihull B90 3DR

12 Bronte Close is a well presented three bedroom semi detached property situated in a popular location due to the local amenities, excellent schooling and transport links. The property comprises of a lounge/diner, kitchen, three bedrooms, family bathroom and garage. There is no chain.



Council Tax Band: C



Description

Here are the highlights of 12 Bronte Close:

- Spacious open lounge/diner with sliding doors to conservatory
- Bright and airy conservatory with patio doors to private rear garden
- Well-equipped kitchen with space for freestanding appliances
- Three bedrooms, including a generous master with storage space
- Family bathroom with panelled bath and electric shower
- Large private rear garden with patio, lawn, and access to garage

Number 12, Bronte Close opens from an enclosed double glazed porch to a spacious entrance hall with a wooden floor and light flooding in from a large double glazed window to the side.

The 24 ft open plan lounge/diner has a large double glazed window to the front. The dining area has a stunning parquet floor and large sliding doors leading to the conservatory. The conservatory is fully double glazed and beautiful windows make this a bright and airy space. A set of French doors lead outside to a patio area and a well-established 90 ft rear garden. The kitchen is fitted with white wall and base units, a work surface with inset sink and a cooker, fridge freezer and washing machine. There is a large double glazed window to the side and sliding doors leading to the back garden. There is a fully sized inbuilt pantry cupboard which could be incorporated into the current kitchen or would make an ideal space for a washing machine/laundry area out of sight.

Upstairs, the landing has a large double glazed window to the side and access to the recently fully insulated loft. There are three bedrooms. The main bedroom is to the front with double glazing and central heating radiator. The second bedroom overlooks the garden and has a built in storage cupboard which would make a perfect in built wardrobe. The third bedroom is a single size with double glazing.

The bathroom is fully tiled floor to ceiling with a radiator, bath, electric shower, WC, sink and a double glazed window.

The rear garden has a patio, a large lawn, flower beds and established bushes and shrubs. The garden can be accessed through a side gate and there is access to the garage from outside and within

the garden.

The property has off street parking for two cars and a brick built single garage with a side window.

Bronte Close is within the catchment area for many good schools including the outstanding rated Shirley Heath junior school (accessed via a path at the end of the close). It is a short walk to Shirley High St and its shops, restaurants and cafes. Sears retail park is walking distance through a footpath on the estate. Bronte Close has excellent transport links to Solihull town centre and Birmingham. The estate is quiet and peaceful with established gardens and greenery.

Lounge/Diner

11'5"max x 25'3"

Conservatory

9'6" x 10'2"

Kitchen

10'9" x 6'6"

First Floor Landing

Landing

Bedroom One

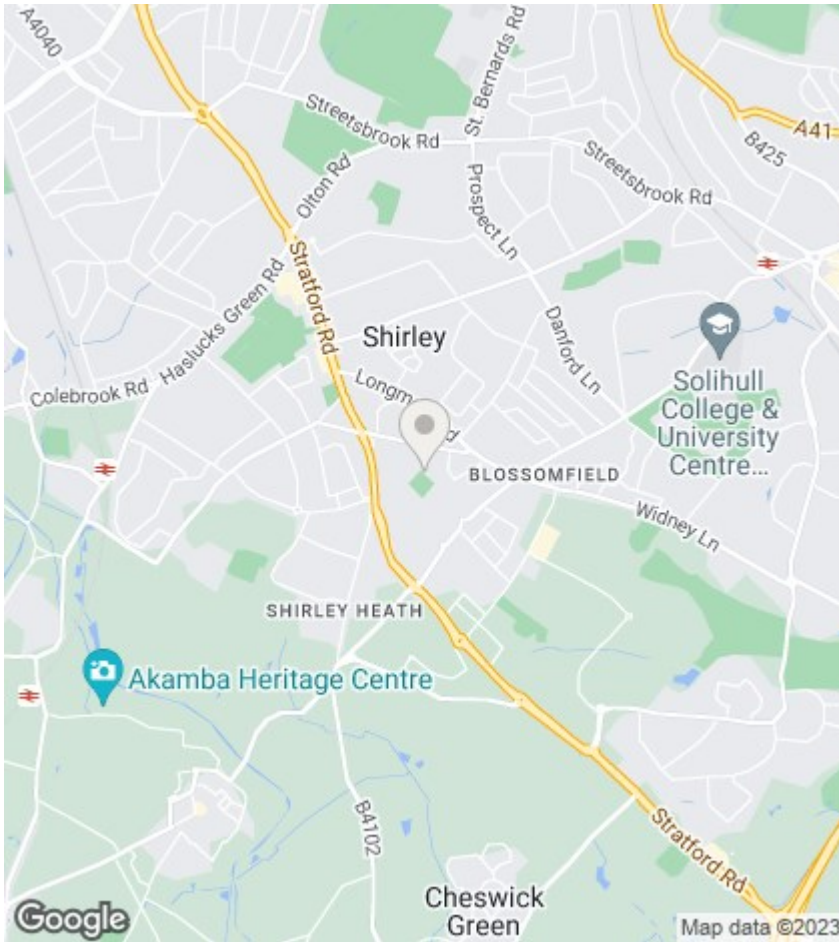
11'9" x 11'5"

Bedroom Two

10'5" x 11'1"

Bedroom Three

5'10" x 8'6"



Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

