

# Horton & Storey



55 Bronte Farm Road, Shirley, Solihull, B90 3DF

£349,950

- No Chain
- Extended
- Pleasant Rear Garden
- Off Road Parking
- Convenient Location
- Three Bedrooms
- Garage
- Must View

# 55 Bronte Farm Road, Solihull B90 3DF

Horton & Storey are proud to bring to the market this substantially extended three bedroom semi detached property situated in a very convenient location close to all local amenities. The property comprises of a large lounge, dining room, kitchen, garage, three bedrooms and a shower room. There is off road parking to the front providing parking for several cars and a pleasant rear garden.



Council Tax Band:



## Approach

Via a brick paved driveway that has parking for several cars, access to the garage and the front door

## Ground Floor

### Entrance Hall

Having a door to the lounge, wall mounted central heating boiler and a door to the under stair storage cupboard

### Lounge

17'8"ax x 20'4" max

This large bright room has the benefit of two double glazed windows to the front elevation allowing in lots of natural light, two central heating radiators, a feature fireplace with fire, stairs leading to the first floor landing, sliding patio doors to the rear elevation and a door to the dining room

### Dining Room

10'5" x 10'9"

a large wooden frame double glazed window to the rear elevation overlooking the rear garden, two central heating radiators and a door to the kitchen

### Kitchen

10'9" max x 10'9" max

Forming part of the extension this kitchen comprises of a range of wall and floor base units with work surface over, an inset stainless steel sink with mixer tap and drainer, an integrated oven with hob and extractor over, space for a fridge freezer and plumbing for a dishwasher. There are three wooden framed double glazed windows to the rear, a door leading to the rear garden, a door leading to the garage and tiling to the floor

### Garage

16'0" x 10'2"

A large garage that has plumbing for a washing machine, space for a tumble dryer, an up and over garage door to the front and a door to the rear leading to the rear garden.

## First Floor

### Landing

There is a double glazed window to the side elevation, access to the loft and doors to first floor accommodation

### Bedroom One

10'5" x 11'5"

There is a double glazed window to the front elevation, two built in wardrobes and a central heating radiator.

### Bedroom Two

9'6" x 11'5"

A wooden framed double glazed window to the rear, built in wardrobe and a central heating radiator

### Bedroom Three

8'6" x 9'6"

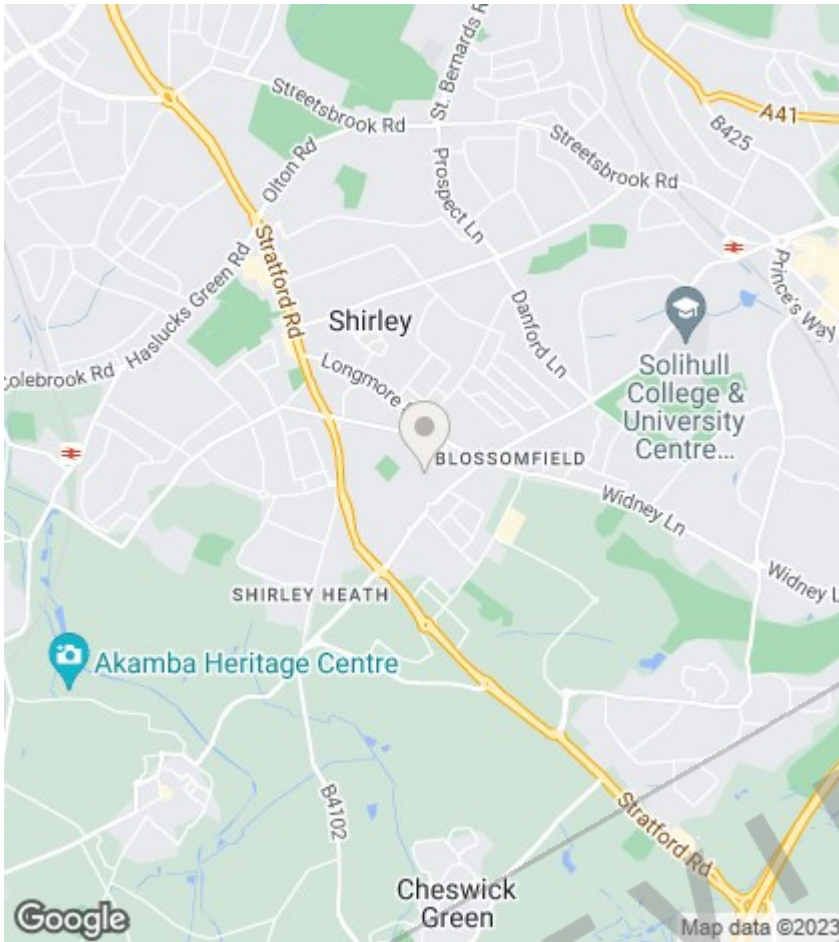
There is a double glazed window to the front elevation, built in wardrobe and a central heating radiator

### Shower room

The suite comprises of a large walk in shower unit, wc and a sink. There is an airing cupboard, central heating radiator and an obscure double glazed window to the rear elevation

### Rear Garden

A pleasant private rear garden with a slabbed patio area that leads to a lawn which is bordered with tasteful mature shrubs and bushes.



## Directions

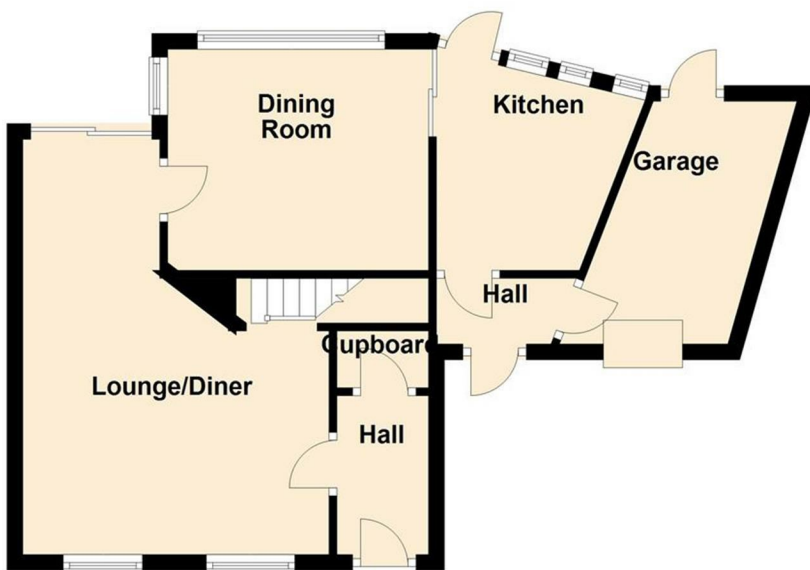
## Viewings

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	

Ground Floor



First Floor

