

Horton & Storey



Rushbury Close, Shirley, Solihull,

Property Features

- TUDOR GRANGE ACADEMY CATCHMENT
- Well Presented
- Car Port
- Detached Double Garage
- Ensuite
- Two Reception Rooms
- Fitted Kitchen
- Private Landscaped Rear Garden
- Large Plot

Full Description

LOCAL AREA

The property is ideally positioned off Solihull Road to take advantage of the amenities within both Shirley and Solihull. Regular bus services operate passing the end of the road which will take you into the centre of Solihull and to local shops in Shirley. The M42 and Solihull Train Station are a short drive away so it is an ideal location for commuters.

APPROACH

via recently laid block paved front garden leading to the front door, opening on to the;

GROUND FLOOR

WELCOMING ENTRANCE HALLWAY

This bright and welcoming hallway has double doors leading to the dining room, door to the lounge, door to the kitchen and a door to the ground floor WC.. There is a central heating radiator, stairs leading to the first floor landing and a built in under stairs cupboard.

GROUND FLOOR WC

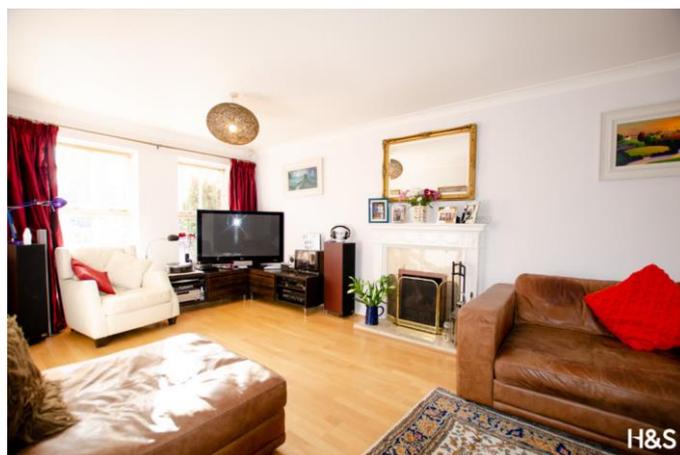
Having double glazed window to the front, ceiling light point, central heating radiator, pedestal wash hand basin and low level WC

FAMILY DINING ROOM 10' 3" x 10' 4" (3.14m x 3.16m)

Accessed via double doors off the hallway, this dining room has a central heating radiator and two double glazed windows to the front elevation allowing in lots of natural light.

DUAL ASPECT LOUNGE 13' 3" x 22' 11" (4.04 max m x 7.01 max m)

Having two double glazed windows to the front and three sided sealed double glazed bay window with inset French



style double doors leading to the rear garden letting the natural light flow through the room, two central heating radiators, feature fireplace with inset real fire that burns both wood and coal.

KITCHEN 10' 2" x 7' 6" (3.12m x 2.29m)

The modern, well maintained kitchen comprises of a range of wall and floor base units, granite work surfaces, the sink is designed by Porsche with a waste disposal unit, mixer tap and drainer, integrated dishwasher, space for a range cooker and extractor over. The floors are tiled with tiling to splash prone areas, central heating radiator, a double glazed window over looking the private rear garden, tiling to the floor and a door leading to the utility room.

UTILITY ROOM 5' 0" x 6' 8" (1.54m x 2.04m)

There is a wall mounted central heating boiler, floor base units, inset sink with mixer tap, an integrated fridge freezer, plumbing for a washing machine, central heating radiator, tiling to the floor, and a door leading to the rear garden.

FIRST FLOOR

LANDING

Central heating radiator, storage cupboard and doors leading to first floor accommodation.

FAMILY BATHROOM

The suite comprises of a panelled bath with shower connected to the tap, sink, wc, heated hand towel rail, tiling to the floor and splash prone areas. Obscure double glazed window to the rear elevation.

MASTER BEDROOM 9' 10" x 15' 3" (3,2m x 4.66 max m)

This master bedroom has a range of fitted wardrobes, a double glazed window to the front elevation, central heating radiator and a door leading to the en-suite shower room.

ENSUITE

The suite comprises of a sink, wc, heated towel rail, shower cubicle, an obscure double glazed window to the front elevation and tiling to splash prone areas.

BEDROOM TWO 10' 7" x 10' 5" (3.24m x 3.20m)

A double bedroom with a double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE 10' 2" x 9' 10" (3.1m x 3.0m)

A double bedroom with a double glazed window to the rear elevation over looking the private rear garden and a central



heating radiator.

BEDROOM FOUR 7' 6" x 9' 7" (2.31m x 2.93m)

A good sized bedroom with a double glazed window to the rear elevation over looking the private rear garden and a central heating radiator.

SECOND FLOOR

BEDROOM FIVE 10' 4" x 26' 2" (3.17 max m x 8 max m)

This large loft bedroom has three velux windows facing the rear elevation, a double glazed window to the side elevation, storage cupboards and a central heating radiator.

OUTSIDE GARDENS

The current vendor has spent years manicuring and building the ideal garden for gardeners. As well as a larger than average rear garden there is a side garden and front garden. To the front of the house are two beds, one planted with roses, the other with seasonal bedding.

Approx 135sqm of Irish cobbles run from the front of the house through the newly constructed car port into the rear garden and to the rear of the garage. A sandstone patio runs across the full width of the rear of the house and a sandstone path curves from the rear of the garage to the rear far corner of the garden. The side garden is bordered by a privet hedge and large borders, the remainder being lawn. The beds are generously planted with herbaceous perennials at the front and alongside the carport, next to the garage are dahlias and rhododendron. The rear garden is almost completely private and has very large mature trees to the rear.

A border runs on the left planted with persicaria, roses and azaleas. This joins a Japanese bed with dwarf conifers, ferns, Hosta's, azalea and rhododendron. These are planted in pea gravel with large slate focal points under mature horse chestnut and oaks. Scores of daffodils, tulip and crocus are liberally planted in both gardens to give early spring colour. The whole rear garden is watered via an irrigation system, and there are two 500 watt led floodlights to illuminate the tree canopies at night. Additionally, there are 5 double outside power points.



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

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