

Berry Maud Lane, Shirley, Solihull,

Asking Price Of **£335,000**

# Property Features

- Three Bedrooms
- Detached
- Garage
- Modern
- Kitchen Diner
- Guest WC
- Utility
- Off Road Parking



## Full Description

### LOCAL AREA

The property is situated on a modern development in Shirley. It is close to major transport links including Shirley Train Station. There are a wide range of amenities near by including small shops, large superstores and Gyms.

### APPROACH

Via a path leading to the front door with a canopy porch over.



### GROUND FLOOR

#### ENTRANCE HALL

Stairs leading to the first floor landing, central heating radiator, under stairs storage, tiling to the floor and doors leading to the ground floor rooms.

#### LOUNGE 12' 9" x 12' 5" (3.9m x 3.8m)

A large lounge with a double glazed bay window to the front elevation, central heating radiator and laminate flooring.

#### KITCHEN/DINER 10' 2" x 17' 8" (3.1m x 5.4m)

This fantastic kitchen and living space is perfect for families as it over looks the rear garden and great for entertaining. The kitchen comprises of a range of modern high gloss wall and floor base units, work surfaces over incorporating an inset stainless steel sink with mixer tap, integrated oven with hob and extractor over, space for a dishwasher and a double glazed window to the rear. There is a set of double glazed patio doors to the rear elevation leading to the rear garden, tiling to the floor and an opening to the utility room.



#### UTILITY ROOM 5' 2" x 5' 10" (1.6m x 1.8m)

With a double glazed door leading to side elevation, floor base units with roll top work surface over, plumbing for



washing machine, wall mounted Logic combination boiler, central heating radiator, tiling to floor, and extractor fan

#### GUEST WC

Comprising of a low level WC, pedestal wash hand basin, tiling to splash back areas, extractor fan, central heating radiator, tiling to floor and electric consumer board

#### FIRST FLOOR LANDING

Double glazed window to the side elevation, central heating radiator, door to storage and access to the loft

#### MASTER BEDROOM 12' 1" x 12' 5" (3.7m x 3.8m)

A large bedroom with a double glazed bay window to the front elevation, central heating radiator and a door leading to the ensuite.

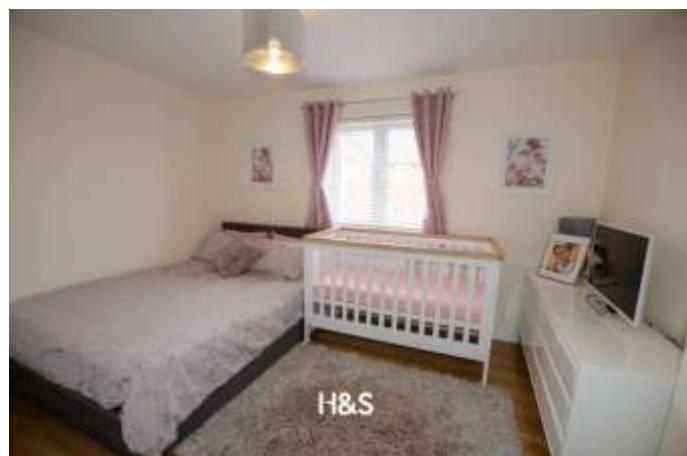


#### ENSUITE

The suite comprises of a shower cubicle, low level w.c, sink, wall mounted heated towel rail, tiling to splash prone areas and a double glazed window to the front elevation.

#### BEDROOM TWO 9' 2" x 7' 10" (2.8m x 2.4m)

Having a double glazed window to the rear elevation overlooking the rear garden and a central heating radiator.



#### BEDROOM THREE 7' 10" x 7' 10" (2.4m x 2.4m)

A generous sized bedroom with a double glazed window to the rear elevation and a central heating radiator.

#### FAMILY BATHROOM

The modern suite comprises of panelled bath with shower over and glazed screen, low level WC and pedestal wash hand basin, heated towel rail, ceiling light point, tiling to floor, complementary tiling to walls and an obscure double glazed window to side elevation.



#### OUTSIDE

#### REAR GARDEN

Being mainly laid to lawn with paved terrace area, with feature stones to the borders, a timber decked area ideal for entertaining, a side gate provided access to the front of the property and fencing to boundaries.

#### GARAGE 9' 6" x 19' 8" (2.9m x 6.0m) Having electric points, garage door to the front leading to the off road parking for two cars.

