

# Horton & Storey



Windmill Road, Shirley, Solihull

£325,000

# Property Features

---

- Large plot
- Manageable rear and side gardens
- Low maintenance gardens
- Detached garage
- Detached
- Large driveway
- Two double bedrooms
- Ideal for downsizing
- Wrap around garden with artificial grass
- Viewing high advised

## Full Description

---

**FRONT ASPECT** The front elevation both the large brick paved driveway with a range of plants and low-lying shrubs to the borders. The previous owner had artificial grass laid around the exterior of the plot that is very low maintenance for the future owner. The property is setback from the road and maximises its position on Windmill Road.

**PORCH** Double glazed porch leading to single glazed front door into entrance hallway.

**HALLWAY** The entrance hallway is the hub of this property he has access to loft and doors to all accommodation, dado rail, and auto storage cupboard.

**LOUNGE** Lounge has three double glaze windows to all elevations, dado rail, gas fire with surround, two wall mounted central heating radiators, coving to ceiling.

### BEDROOM ONE

Bedroom one has coving to ceiling, dado rail, wooden built-in wardrobes, with built in dresser, double glazed bay window to the front elevation, wall mounted central heating radiator;

**BEDROOM TWO** Bedroom two benefits from coving to ceiling, wooden built-in wardrobe, and wall mounted central heating radiator, double glazed window to the side elevation.

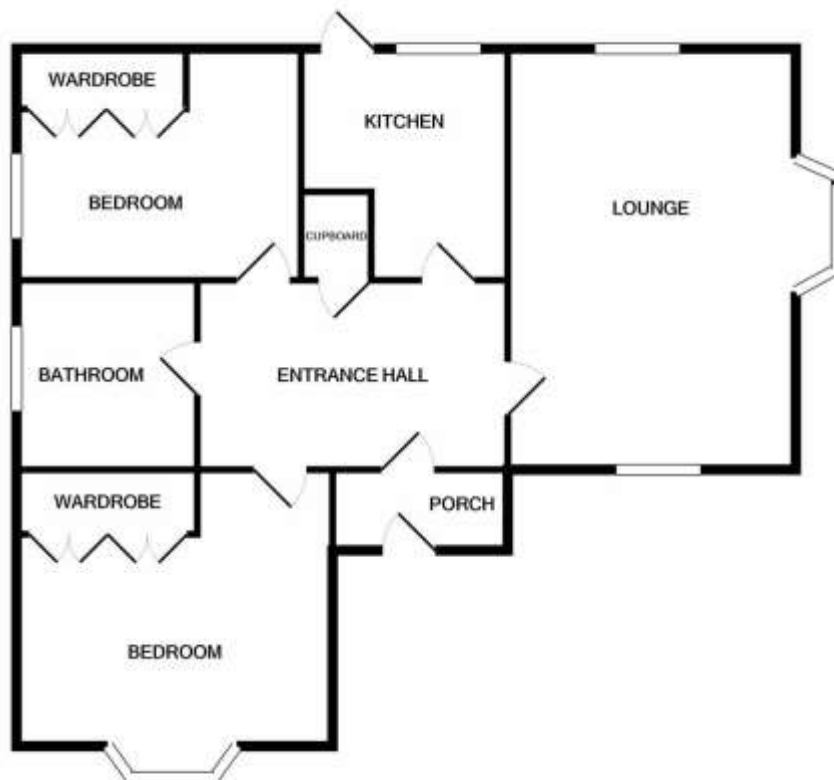
**KITCHEN** The kitchen has a roll top work surfaces



and wall units, what's the combination boiler installed in 2014 and last serviced in August 2020, washing machine, integrated oven and electric hob, stainless steel sink and drainer, recess for fridge freezer, double glazed window and obscure double glaze door to the rear elevation.

**BATHROOM** Suite comprises of; a panel bath, obscure double glazed window to the side elevation, low level w.c., wall mounted central heating radiator, pedestal sink, tiling to walls.

**REAR GARDEN** The rear garden is secluded and offers the occupant a large amount of privacy. It wraps around from the rear and follows round a patio with canopy and hedge borders leading to a laundry area with a gardener's potting shed. This then leads to a detached garage and a gated archway that leads to the front elevation of the property.



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.  
Made with MetroPix ©2020