

Horton & Storey



Solihull Road, Shirley

£575,000

Property Features

- Three bedroom detached
- Popular road
- Great transport links
- Three double bedrooms
- Refitted bathroom
- Brick paved driveway
- Refitted kitchen and utility

Full Description

APPROACH

Located adjacent to Thornyfield Road, this three bedroom detached home is situated in a popular area of Solihull Road.

DRIVEWAY

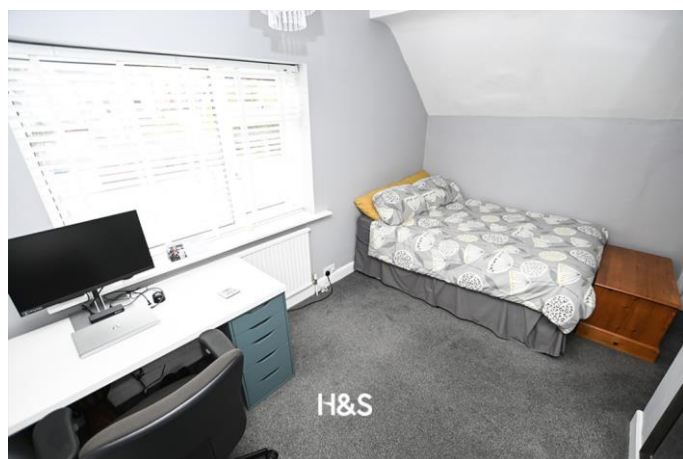
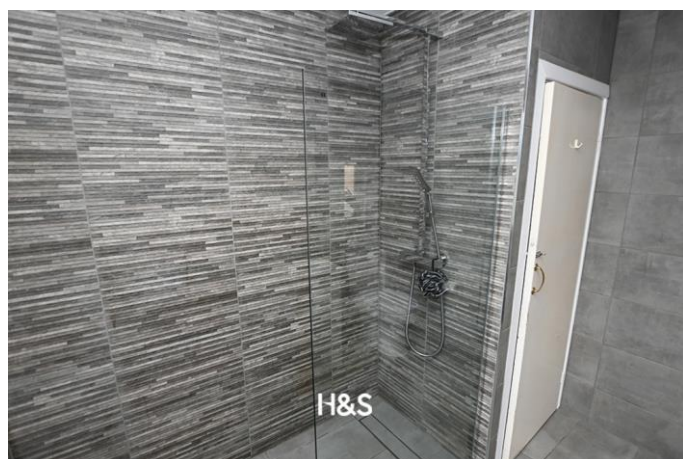
The large brick paved driveway spans the width of the plot with hedges to boundaries, electric charge point, leading up to the integral garage and UPVC front door into the porch.

PORCH 6' 7" x 3' 1" (2.02m x 0.95m) Tiling to floor, two obscure double glazed windows, front security door with multi locking system and obscure glazing leading into entrance hallway.

ENTRANCE HALLWAY 6' 11" x 16' 9" (2.12m x 5.13m) Stairs to first floor accommodation, wall mounted central heating radiator, doors into front and rear reception rooms and kitchen and downstairs w.c.

DINING ROOM 15' 7" x 10' 9" (4.76m x 3.28m) Double glazed bay window to the front elevation, wall mounted central heating radiator, built in office with desk and storage cupboard, coving to ceiling and obscure glazed hardwood door into hallway.

LOUNGE 11' 11" x 15' 8" (3.64m x 4.80m) Double glazed patio doors and window to the rear elevation. Coving to ceiling, wall mounted uplifting, wall mounted central heating radiator, Inset electric fire with with hearth and obscure glazed hardwood door into hallway.



DOWNSTAIRS W.C

Tiling to floors and walls, close coupled w.c. ceramic sink with mixer taps and vanity unit underneath, extractor and spotlight to ceiling.

REFITTED KITCHEN 8' 11" x 8' 1" (2.72m x 2.48m)

Avanti fitted in 2020 with a mixture of wall and base units with marble effect roll top work surfaces over, composite sink with extendable mixer tap and drainer, Bosch dishwasher, with Bosch four ring gas hob and overnight under, extractor, inset Bosch microwave, wall mounted central heating radiator and double glazed window to rear elevation and doorway into utility.

UTILITY ROOM 13' 6" x 4' 10" (4.13m x 1.49m)

Having matching wall and base units with the kitchen, a stainless steel sink with mixer tap, recess for fridge freezer, washing machine and dryer, wall mounted Vaillant combination gas boiler installed in January 2019, obscure double glazed window to the side elevation and further double glazed window and door leading to the rear patio, access hatch to roof void.

Stairs to the first floor accommodation have hard wood bannister with a slight return having an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

Having doors to bedrooms and family bathroom access hatch to the loft.

BEDROOM ONE (INTO WARDROBE) 16' 2" x 7' 8" (4.94m x 2.36m)

Having sharpes fitted wardrobes across the length of the room offering ample storage and wardrobe space with automatic lighting, double glazed bay window to the front elevation and a wall mounted central heating radiator, coving to ceiling

BEDROOM TWO 13' 0" x 12' 0" (3.98m x 3.68m)

Having a double glazed window to the rear elevation and a wall mounted central heating radiator.



BEDROOM THREE

Obscure double glazed window to the rear elevation, double glazed window to the front elevation, wall mounted central heating radiator, door to eaves storage running the length of the room.

FAMILY BATHROOM

Refitted in 2020 suite comprising of a walk in shower with sunked drainage and mains fed shower with monsoon head over, closed coupled w.c. large ceramic sink with vanity unit under, chrome heated towel and two obscure double glazed windows to rear and side elevations, tiling to walls and floor.

REAR GARDEN

Having a large patio area with wooden gardeners shed which leads onto laid lawn, feather edge wooden fencing to left and rear boundaries and hedge to alternate boundary.

GARAGE 14' 8" x 8' 5" (4.48m x 2.57m)

Aluminium up and over door, electric consumer unit and gas meter.



TOTAL FLOOR AREA: 2248 sq ft (208.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, the measurements of this, or any other, drawing or floor plan are approximate and not necessarily intended for any specific purpose. The purchaser, agent and advertiser should have been made aware of this and should be advised to check the measurements of the property before purchase.

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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