



FRIARY AVENUE, SHIRLEY, SOLIHULL, B90 4SZ
ASKING PRICE OF £450,000



- » Quiet Cul-De-Sac Location
- » Impressive Three Bedroom Detached
- » Internal & Early Viewing Essential

- » Immaculately Maintained & Decorated
- » Living Room
- » Dining Room

- » Luxury Fitted Kitchen
- » Study/Breakfast Room
- » Garage

PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location on the popular Monkspath estate, a fantastic opportunity to purchase this impressive three bedroom detached which must be viewed internally to be appreciated. This property has been well maintained and benefits from gas central heating, double glazing and has the added attraction of a superb landscaped private rear garden. We recommend early viewing on this property which briefly comprises of: enclosed porch, guest cloakroom, entrance hall, living room, dining room, fitted kitchen, study/breakfast room, utility room, three double bedrooms, ensuite shower room, family bathroom, garage and superb landscaped private rear garden.

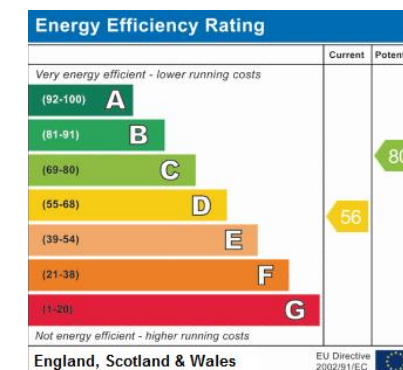
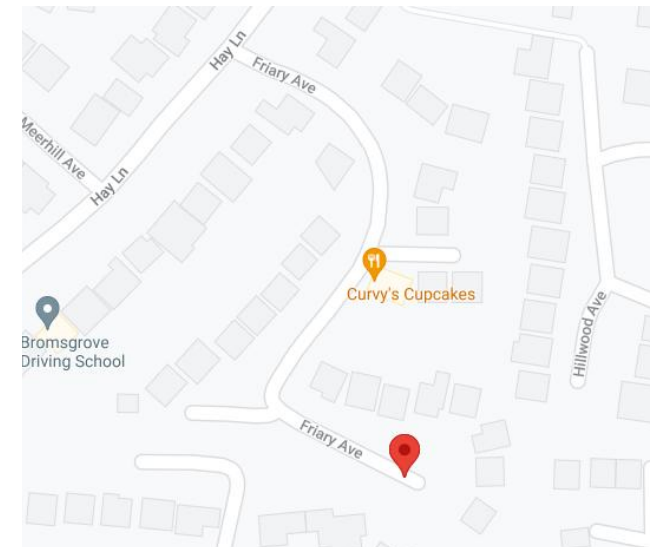
PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Park gate shopping development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Morrison's, Tesco, Aldi, Marks & Spencer Food and a large retail park housing furniture, electrical and DIY retailers. For the families education there is a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

COUNCIL TAX	Band E
TENURE	Freehold
SERVICES	Mains gas, electricity and sewers
BROADBAND	Virgin
LOFT SPACE	Boarded with ladder and lighting
GARDEN	South east facing

ITEMS INCLUDED IN THE SALE

Teka integrated oven, Teka integrated hob, extractor, Smeg fridge, Kuppersbusch dishwasher, all carpets and blinds, some light fittings, fitted wardrobes in two bedrooms, garden shed, CCTV (Ring) and electric garage door



ENCLOSED PORCH

ENTRANCE HALL

14' 5" x 7' 11" (max) (4.40m x 2.43m)

LIVING ROOM

15' 0" x 11' 10" (max) (4.59m x 3.61m)

DINING ROOM

9' 11" x 9' 4" (3.03m x 2.87m)

FITTED KITCHEN

10' 0" x 9' 8" (3.05m x 2.96m)

STUDY/BREAKFAST ROOM

10' 0" x 7' 1" (3.05m x 2.16m)

UTILITY

7' 6" x 7' 1" (2.31m x 2.17m)

WC

4' 8" x 3' 6" (1.43m x 1.07m)

INTEGRAL GARAGE

16' 2" x 8' 5" (4.93m x 2.59m)

FIRST FLOOR

BEDROOM ONE

11' 1" x 8' 6" (min) (3.38m x 2.60m)

ENSUITE SHOWER ROOM

6' 9" x 4' 9" (2.06m x 1.47m)

BEDROOM TWO

11' 2" x 9' 5" (min) (3.42m x 2.89m)

BEDROOM THREE

11' 11" x 8' 6" (3.64m x 2.60m)

BATHROOM

7' 1" x 5' 10" (2.16m x 1.78m)

OUTSIDE THE PROPERTY

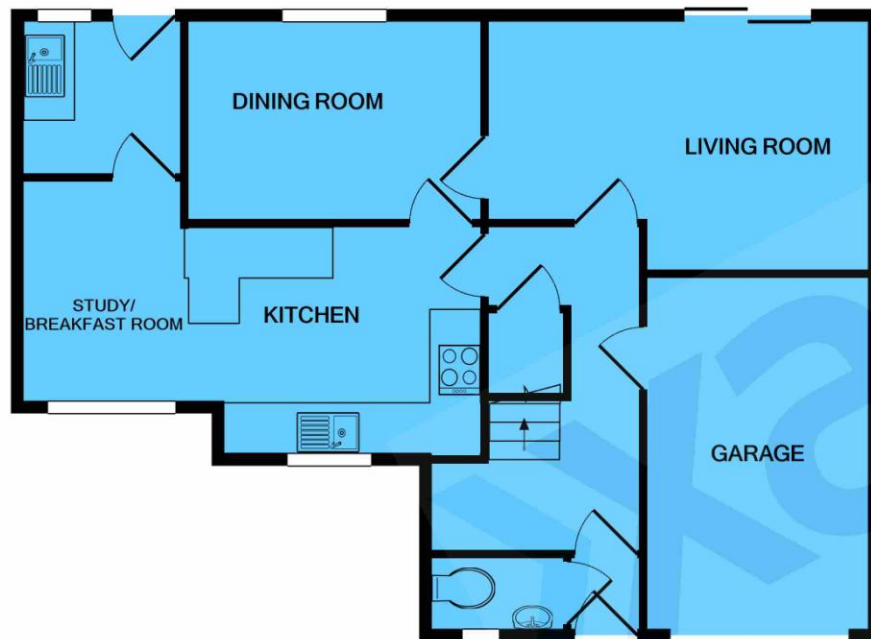
GARAGE

16' 2" x 8' 5" (4.93m x 2.59m)

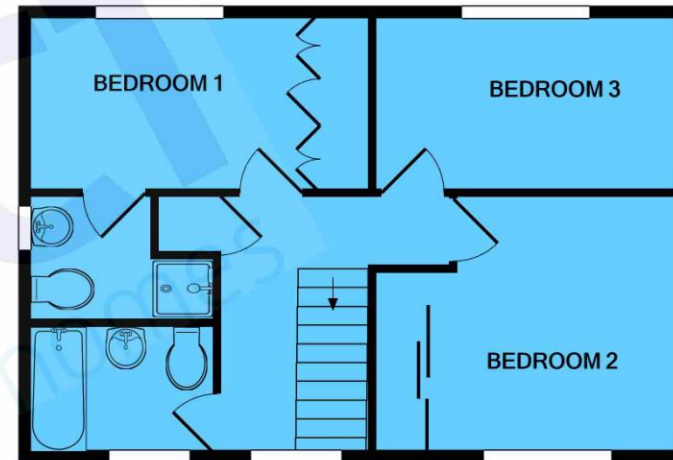
LANDSCAPED REAR GARDEN







GROUND FLOOR



1ST FLOOR

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 ©2021