



CAMBRIA CLOSE, MAJORS GREEN, SOLIHULL, B90 1DR
ASKING PRICE OF £350,000



» Quiet Cul De Sac Location

» Spacious Three Bedroom Semi Detached

» Large L Shaped Lounge/Dining Room

» Fitted Kitchen

» Three Double Bedrooms

» Shower Room

» Garage

» West Facing Rear Garden

» Double Glazed

PROPERTY OVERVIEW

Situated in a quiet cul-de-sac in a semi rural location, an ideal opportunity to purchase this spacious three bedroom semi detached which must be viewed internally to be appreciated. The property benefits from gas central heating, double glazing and has the added attraction of a west facing mature rear garden. The accommodation is well located for all amenities and briefly comprises :- spacious entrance hall, guest cloakroom, L shaped lounge/dining room, fitted kitchen, three good size bedrooms, shower room, separate wc, garage and west facing garden.

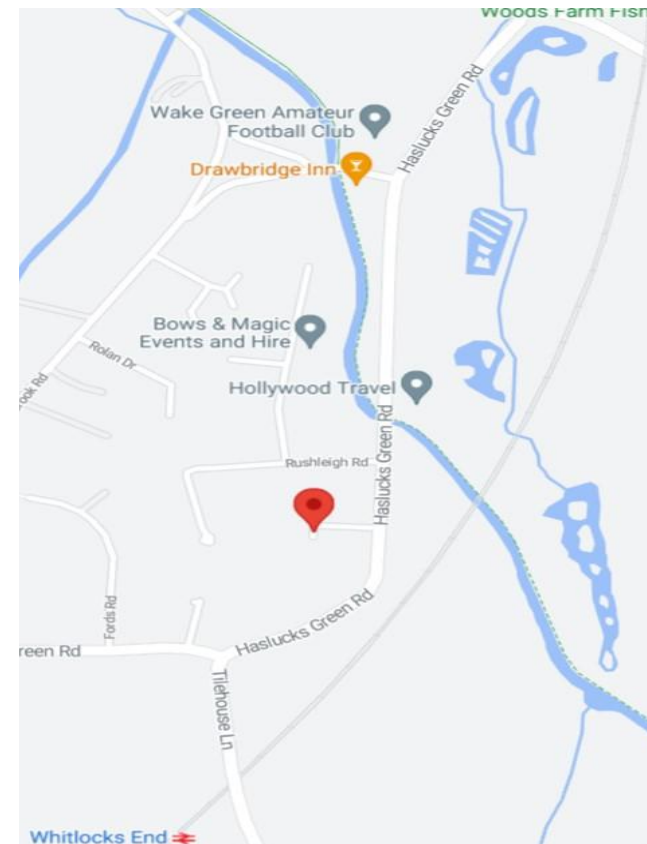
PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate 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, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are 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 D
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	Virgin
LOFT SPACE	Boarded with loft and ladder
GARDEN	West Facing

ITEMS INCLUDED IN THE SALE

Bush cooker and freezer, Indesit fridge, Candy washing machine, Hotpoint tumble dryer, fitted wardrobes in bedrooms one, all carpets, curtains, blinds and light fittings, three wardrobes, 3 chest of drawers, 2 bedside cabinets and garden shed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

BRICK PAVED DRIVE

ENTRANCE HALL

GUEST WC

5' 3" x 4' 0" (1.61m x 1.24m)

L SHAPED LOUNGE/DINING ROOM

LOUNGE AREA

16' 9" x 10' 11" (5.13m x 3.35m)

DINING AREA

9' 5" x 7' 4" (2.88m x 2.26m)

FITTED KITCHEN

11' 5" x 9' 9" (3.50m x 2.98m)

FIRST FLOOR

BEDROOM ONE

15' 7" x 11' 5" (4.76m x 3.50m)

BEDROOM TWO

12' 4" x 10' 0" (3.76m x 3.05m)

BEDROOM THREE

9' 3" x 7' 5" (2.82m x 2.27m)

SEPARATE WC

6' 0" x 2' 10" (1.84m x 0.88m)

SHOWER ROOM

6' 0" x 5' 6" (1.84m x 1.68m)

OUTSIDE THE PROPERTY

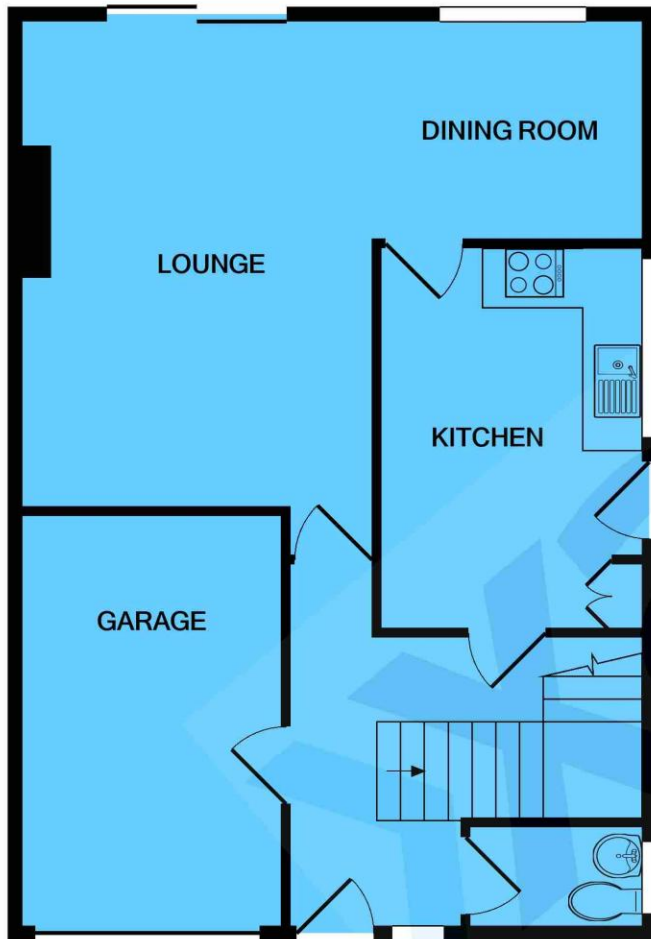
GARAGE

15' 10" x 7' 11" (4.83m x 2.42m)

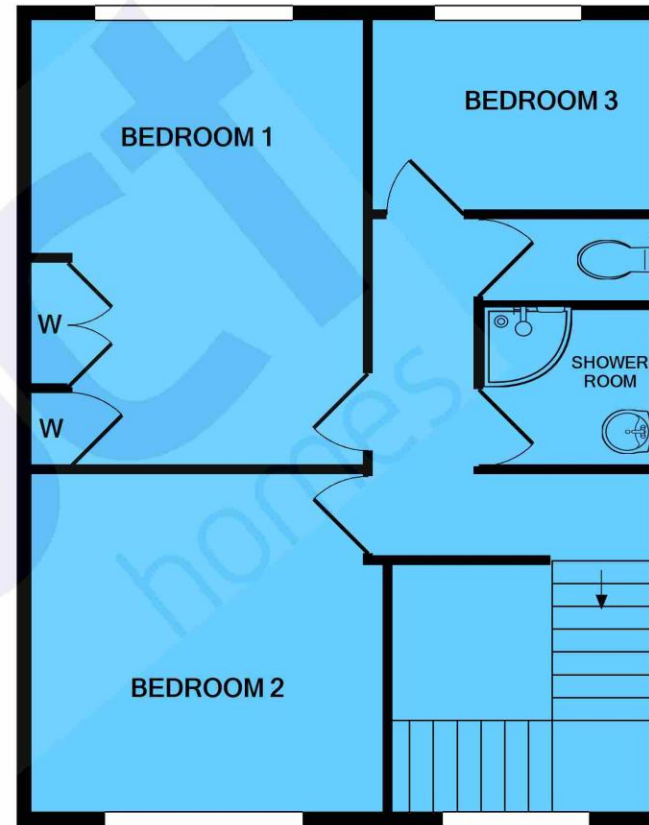
WEST FACING REAR GARDEN







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
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