



HAY LANE, SHIRLEY, SOLIHULL, B90 4TZ
ASKING PRICE OF £599,950



»X Four Bedroom Extended Detached

»X Spacious Accommodation

»X Internal Viewing Essential

»X Corner Plot

»X Large Through Living Room

»X Extended Kitchen/Dining Room

»X Ensuite Shower Room & Family Bathroom

»X Garage

»X Private Rear Garden

PROPERTY OVERVIEW

Situated on the popular Monkspath estate, a fantastic opportunity to purchase this impressive four bedroom extended detached situated on a corner plot. This property has been immaculately maintained and decorated, benefits from gas central heating, double glazing and has the added attraction of a modern re-fitted kitchen/dining room, ensuite shower room and family bathroom. The accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, large through living room, extended kitchen/dining room, family room/study, four double bedrooms, ensuite shower room, family bathroom, garage and well maintained private rear 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 E

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

Virgin

LOFT SPACE

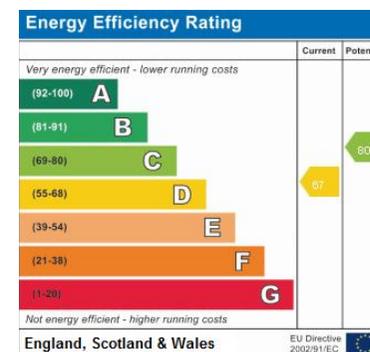
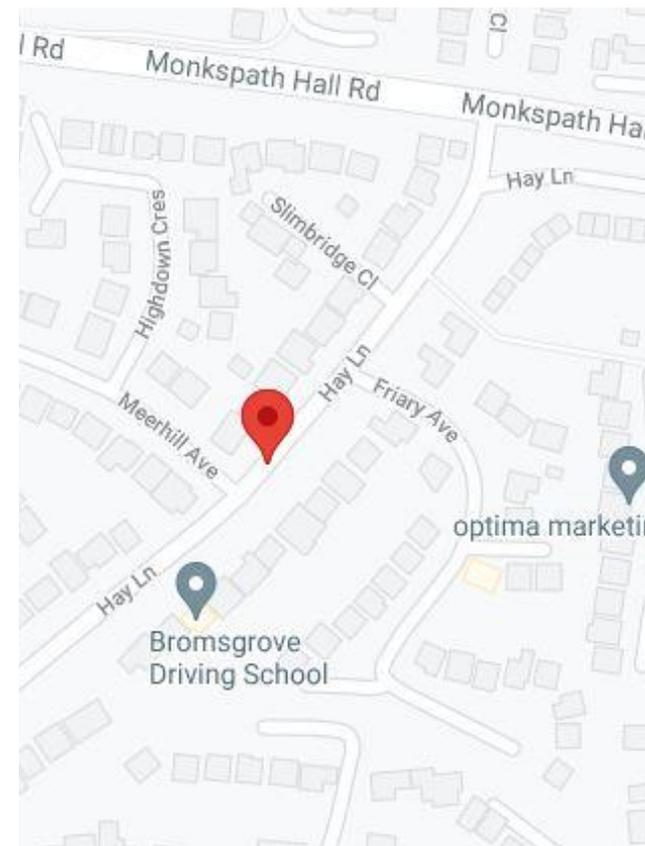
Boarded with ladder and lighting

GARDEN

West facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, washing machine, all blinds and light fittings and fitted wardrobes in three bedrooms.



ENCLOSED PORCH

ENTRANCE HALL

WC

LIVING ROOM

27' 4" x 11' 1" (8.35m x 3.38m)

KITCHEN/DINING ROOM

24' 10" x 10' 11" (7.59m x 3.35m)

FAMILY ROOM/STUDY

17' 9" x 8' 5" (5.42m x 2.59m)

GARAGE

16' 0" x 7' 10" (4.88m x 2.40m)

FIRST FLOOR

BEDROOM ONE

14' 9" x 9' 8" (max) (4.50m x 2.96m)

ENSUITE

BEDROOM TWO

16' 4" x 10' 5" (4.98m x 3.20m)

BEDROOM THREE

16' 4" x 8' 10" (4.98m x 2.71m)

BEDROOM FOUR

11' 8" x 9' 7" (3.57m x 2.94m)

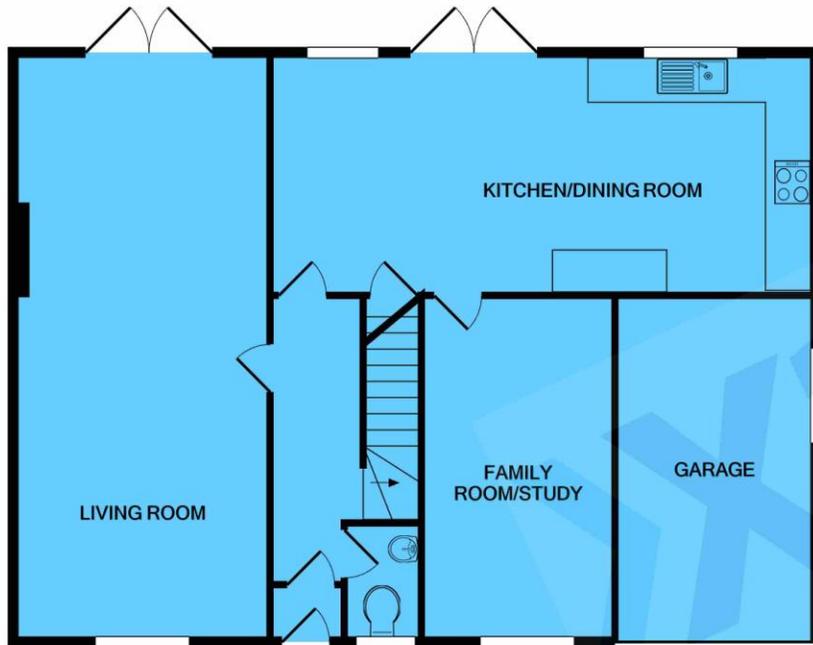
BATHROOM

OUTSIDE THE PROPERTY

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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