



- A Detached Family Home
- Three/Four Bedrooms
- Re-Fitted Living/Dining Kitchen
- Luxury Re-Fitted En-Suite

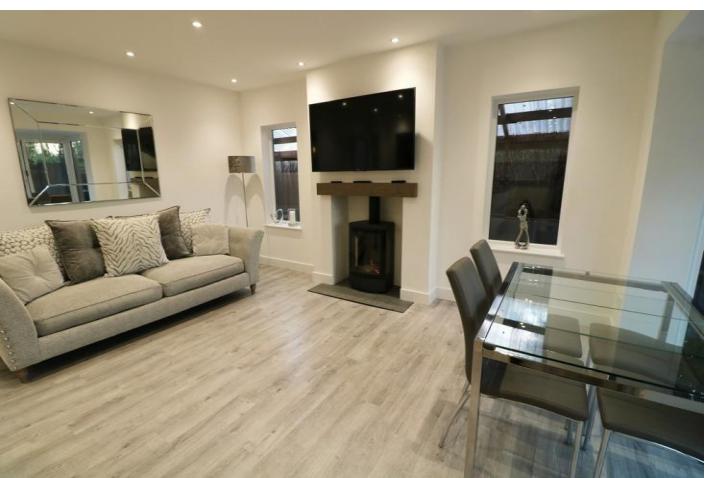
**Bills Lane, Shirley, Solihull, B90 2NR**

**£600,000**

An impressive refurbished three/four bedroom detached family home situated in a most sought after location offering spacious accommodation comprising an open plan re-fitted living/dining kitchen, lounge, games room/bedroom four, utility, ground floor shower room, three double bedrooms, luxury en-suite shower room, luxury re-fitted family bathroom, extensive rear garden, side garage and driveway parking

## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gyms along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.





The property is set back from the road behind a block paved driveway providing off road parking with slate chipped and shrub borders, walled and hedged boundaries and a UPVC double glazed door leading into

### **Porch**

With laminate flooring, double glazed arched windows to front and a composite door leading into

### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, large walk in cloaks cupboard, LVT flooring and door leading off to

### **Lounge to Front**

16' 10" x 11' 10" (5.13m x 3.61m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and a modern inset log burner effect gas fire

## **Open Plan Living/Dining Kitchen to Rear**

24' 3" max x 14' 9" (7.39m max x 4.5m)

Being re-fitted with a comprehensive range of wall, base and drawer units with a Quartz work surface over incorporating a sink with mixer tap over. Central island with breakfast bar incorporating a 4 ring induction hob, eye level electric double oven, integrated fridge/freezer and dishwasher, LVT flooring, feature vertical radiators, ceiling light points and spot lights, double glazed windows to the side and rear aspects, double glazed bi-fold doors leading to the rear garden, log burner effect gas fire with slate effect hearth and wooden mantle over and opening to

## **Lobby**

With ceiling spot light and double glazed door to

## **Utility**

12' 3" max x 9' 5" max (3.73m max x 2.87m max) With space and plumbing for washing machine, double glazed Velux roof window, laminate flooring, ceiling spot lights and doors to garage, guest W.C and

## **Games Room/Bedroom Four**

17' 10" x 12' 10" (5.44m x 3.91m) With UPVC double glazed French doors leading to rear garden, double glazed window to rear, laminate flooring, wall mounted radiator and ceiling spot lights

## **Re-Fitted Ground Floor Shower Room**

Being re-fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and ceiling spot lights

## **Spacious Landing**

With access to a majority boarded loft space via a drop down ladder with lighting, obscure double glazed window to side, ceiling light point, radiator and door to

## **Bedroom One to Rear**

14' 10" x 9' 11" (4.52m x 3.02m) With double glazed window to rear elevation, wall to wall fitted wardrobes with mirror fronted doors, radiator, ceiling light point and door to

## **Re-Fitted En-Suite Shower Room to Rear**

Being re-fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

## **Bedroom Two to Front**

14' 0" x 9' 6" (4.27m x 2.9m) With double glazed bay window to front elevation, wall to wall fitted wardrobes with mirror fronted doors, radiator and ceiling light point

## **Bedroom Three to Front**

11' 11" x 10' 1" (3.63m x 3.07m) With double glazed bow window to front elevation, radiator and ceiling light point

## **Luxury Re-Fitted Family Bathroom to Rear**

Being re-fitted with a modern white suite comprising of a bathtub with centralised taps, large walk in shower enclosure, vanity wash hand basin and a low flush W.C. Two chrome heated towel rails, tiling to full height and floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations

## Extensive Rear Garden

Being mainly laid to lawn with a large raised paved patio area, gravel borders, gated side access and panelled fencing to boundaries

## Garage

Located at the side of the property with side hung doors for vehicular access and courtesy door to utility

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and w hilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements