



Binley Close

Shirley, Solihull, B90 2RB

- A Beautifully Presented Semi Detached Property
- Three Bedrooms
- Open Plan Dining Kitchen
- Generous Corner Plot In A Sought After Location
- Potential To Extend Subject To Planning Permission

Offers Over £400,000

EPC Rating D

Current Council Tax Band D





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 gymnasiums 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 lawned fore garden and stone chipping driveway providing off road parking extending to up and over garage door, gated side access and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, ceiling light point, door to garage and hardwood door with double glazed inserts leading through to

Entrance Hallway

With ceiling light point, laminate flooring, radiator, coving to ceiling, stairs leading to the first floor accommodation and door leading through to



Lounge to Front

15'0" x 11'0" (4.57m x 3.35m) With double glazed bow window to front elevation, radiator, coving to ceiling, ceiling light point and door leading into

Open Plan Dining Area to Rear

15'0" x 11'0" (4.57m x 3.35m) With double glazed French doors leading out to the South Easterly facing rear garden, double glazed window to rear, radiator, spot lights to ceiling, Amtico flooring and opening into

Open Plan Kitchen Area

16'0" x 9'0" (4.88m x 2.74m) Being fitted with a modern range of wall drawer and base units with laminate work surfaces and matching upstands, composite sink and drainer unit with mixer tap, range cooker with glazed splashback and extractor canopy over, under-cupboard lighting, inset microwave oven, integrated dishwasher, island with breakfast bar and integrated wine fridge, double glazed window to rear elevation, UPVC obscure double glazed window and door to side, Amtico flooring, two radiators, space for American style fridge freezer, spot lights to ceiling and door leading into



Guest WC

With obscure double glazed window to side elevation, low flush WC, laminate flooring, corner wash hand basin with tiling to splashback areas and ceiling light point

Accommodation on the First Floor

Landing

With obscure double glazed window to side elevation, loft access, ceiling light point, airing cupboard and doors leading off to

Bedroom One to Front

13'0" x 8'0" (3.96m x 2.44m) With double glazed window to front elevation, radiator, ceiling light point and a range of built-in wardrobes with mirrored sliding doors





Bedroom Two to Rear

10' 0" x 8' 0" (3.05m x 2.44m) With double glazed window to rear elevation, radiator, ceiling light point, laminate flooring and built-in cupboard

Bedroom Three to Front

9' 1" x 6' 0" (2.77m x 1.83m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

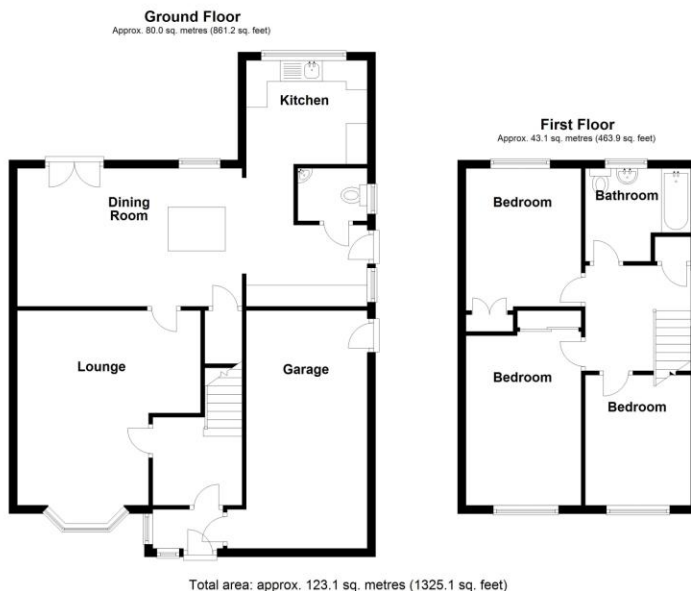
7' 0" x 6' 0" (2.13m x 1.83m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush W/C and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, laminate flooring, ladder style radiator, extractor and spot lights to ceiling

Pleasant South Easterly Facing Rear Garden

Being mainly laid to lawn with paved patio wrapping to the side with gated access to the driveway, timber decked area, aluminium shed, further decked area with pergola, fencing to boundaries and exterior lighting

Garage

18' 0" x 8' 0" (5.49m x 2.44m) With metal up and over garage door to driveway, ceiling light point, wall mounted Worcester boiler, space and plumbing for washing machine and tumble dryer and hardwood door to side



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. Current council tax band – D.

