



The Bridle Path, Shirley

Guide Price £350,000

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SALES & LETTINGS



## PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location off the Streetsbrook Road, an ideal opportunity to purchase this two bedroom detached bungalow which must be viewed internally to be appreciated. The property benefits from gas central heating, double glazing and has the added attraction of a small loft conversion which could be used as an occasional third bedroom/study. The property briefly comprises of: enclosed porch, entrance hall, extended living room, extended breakfast/kitchen, snug/sitting area, two double bedrooms, one with fitted Hammonds wardrobes, ensuite shower room, family bathroom, garage and private landscaped garden.



#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold

- Two Bedroom Detached Bungalow
- Quiet Cul-De-Sac Location
- Extended Living Room
- Extended Breakfast/Kitchen
- Snug/Sitting Area
- Two Double Bedrooms
- Ensuite Shower Room
- Bathroom
- Garage

**ENCLOSED PORCH****ENTRANCE HALLWAY**

16' 6" x 3' 9" (5.03m x 1.15m)

**LIVING ROOM**

18' 10" x 10' 11" (5.73m x 3.33m)

**BREAKFAST/KITCHEN**

17' 3" x 12' 4" (5.27m x 3.75m)

**SNUG/SITTING AREA**

9' 10" x 8' 2" (3m x 2.48m)

**BEDROOM ONE**

16' 2" x 10' 10" (4.92m x 3.3m)

**ENSUITE SHOWER ROOM**

8' 9" x 2' 9" (2.67m x 0.85m)

**BEDROOM TWO**

16' 3" x 10' 11" (4.95m x 3.34m)

**BATHROOM**

11' 3" x 5' 11" (3.43m x 1.81m)

**FIRST FLOOR****LOFT ROOM / OCCASIONAL BEDROOM**

15' 2" x 7' 8" (4.62m x 2.34m)





#### OUTSIDE THE PROPERTY

#### PRIVATE REAR EAST FACING GARDEN

#### GARAGE

#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds and fitted wardrobes in one bedroom.

#### ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers.  
Broadband: BT. Loft Space: boarded and carpeted with ladder and lighting. NO service charge

#### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 indicative 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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# Xact Homes

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