



# Bills Lane

Shirley, Solihull, B90 2NR

£375,000

## EPC Rating - 61

## 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 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 paved driveway providing off road parking with a planted shrub border and glazed double doors leading into



### Enclosed Porch

With double glazed windows, lighting and door leading through to

### Entrance Hallway

With ceiling light point, coving to ceiling, obscure double glazed window to side, stairs leading to the first floor accommodation with useful under-stairs storage cupboards and doors leading off to



### Through Lounge Diner

26' 7" x 12' 2" (8.1m x 3.71m) With double glazed bay window to front elevation, double glazed windows incorporating door leading out to the rear garden, coving to ceiling, ceiling light point, wall lighting, two radiators and gas fireplace with polished stone effect surround and hearth

### Kitchen to Rear

9' 5" x 7' 6" (2.87m x 2.29m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, radiator, ceiling light point, double glazed window to rear and part glazed door leading to

### Utility

11' 4" x 4' 4" (3.45m x 1.32m) With ceiling light point, radiator, wall mounted boiler, space and plumbing for washing machine and tumble dryer, space for fridge freezer, double glazed window to side, glazed door to side passage and door leading into

### Guest WC

4' 4" x 3' 8" (1.32m x 1.12m) With low flush WC, corner pedestal wash hand basin, tiling to half height, radiator, obscure double glazed window to side and ceiling light point

### Landing

With ceiling light point, obscure double glazed window to side, loft hatch with fitted ladder to part boarded loft space and doors leading off to

### Bedroom One to Rear

12' 8" x 10' 8" (3.86m x 3.25m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Two to Front

13' 5" x 9' 10" (4.09m x 3m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

### Bedroom Three to Front

7' 11" x 7' 6" (2.41m x 2.29m) With double glazed window to front elevation, radiator and ceiling light point





### Family Bathroom to Rear

5' 11" x 7' 6" (1.8m x 2.29m) Being fitted with a white suite comprising; panelled bath with electric Triton shower over and folding glazed screen and pedestal wash hand basin, obscure double glazed window to rear, extractor, tiling to water prone areas, radiator, ceiling light point and airing cupboard

### Separate WC

With low flush W.C, obscure double glazed window to side, tiling to half height and ceiling light point

### Side Passage/Garage

14' 8" x 8' 0" (4.47m x 2.44m) With brick built storage space to rear and opening to garage area to front with polycarbonate roof, paved flooring and up and over garage door to driveway

### Brick Built Storage

15' 7" x 8' 0" (4.75m x 2.44m) With ceiling light points, double glazed window to rear and door leading out to the rear garden

### Good Size South East Facing Rear Garden

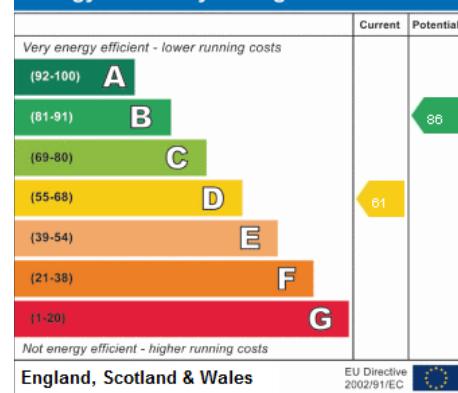
Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, a variety of mature shrubs, bushes and trees and paved terrace to rear with gravelled areas

### 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



### Energy Efficiency Rating



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