



Kettlebrook Road, Shirley

Guide Price £495,000





PROPERTY OVERVIEW

Situated on the popular Monkspath estate, a fantastic opportunity to purchase this impressive two bedroom detached bungalow which is well located for local shops, schools and public transport. This property benefits from gas central heating, double glazing and has the added attraction of a south west facing rear garden and detached double garage with electric up and over door. The accommodation briefly comprises of: enclosed porch, entrance hall, spacious lounge / dining room, conservatory, fitted kitchen, two double bedrooms, a shower room, detached double garage and south west facing 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

- Two Bedroom Detached Bungalow
- Early Viewing Essential
- Entrance Hall
- Spacious Lounge / Dining Room
- Conservatory
- Fitted Kitchen
- Shower Room
- Double Garage
- South West Facing Landscaped Garden



ENCLOSED PORCH

ENTRANCE HALL

7' 3" x 6' 9" (2.21m x 2.06m)

LOUNGE / DINING ROOM

13' 11" x 16' 12" (4.24m x 5.17m)

CONSERVATORY

9' 8" x 8' 3" (2.95m x 2.52m)

KITCHEN

10' 3" x 9' 6" (3.13m x 2.9m)

BEDROOM ONE

11' 5" x 10' 3" (3.48m x 3.12m)

BEDROOM TWO

10' 7" x 9' 5" (3.23m x 2.87m)

SHOWER ROOM

6' 9" x 5' 1" (2.05m x 1.55m)

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

17' 9" x 14' 1" (5.41m x 4.29m)

SOUTH WEST FACING REAR GARDEN





ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, all carpets, all curtains, fitted wardrobes in two bedrooms, all light fittings, a greenhouse and electric garage door.

ADDITIONAL INFORMATION

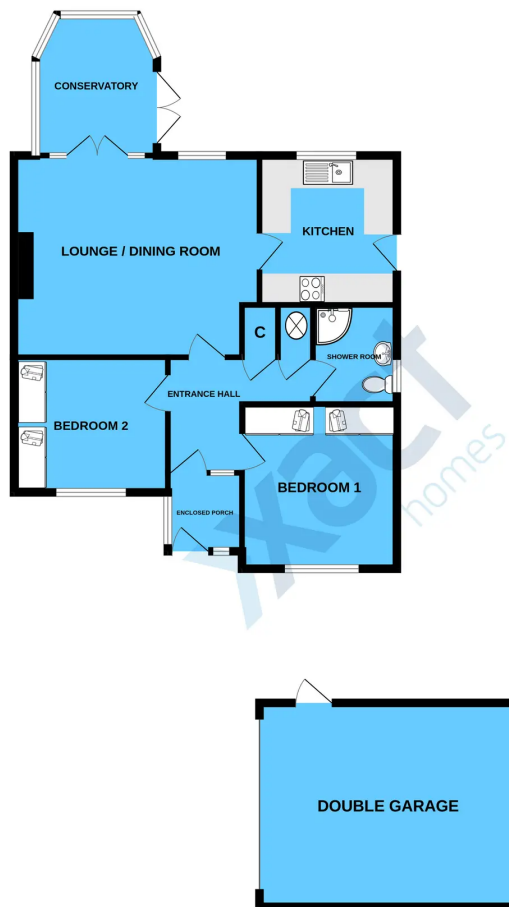
Services - mains gas, electricity and mains sewers.
Broadband - TalkTalk. Loft space - partially boarded.

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



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 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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