



Brownley Road, Shirley

Guide Price **£400,000**

xact
SALES & LETTINGS





Brownley Road

Shirley, Solihull

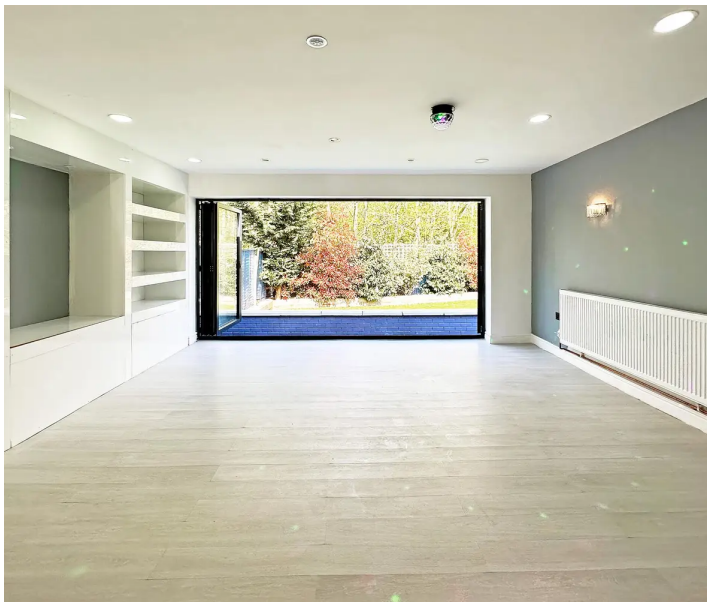
PROPERTY OVERVIEW

A fantastic opportunity to purchase this three bedroom extended semi-detached which must be viewed internally to be appreciated. This property has been greatly extended and offered to the market with NO UPWARD CHAIN and benefits from gas central heating, double glazing and has the added attraction of an extended kitchen and large family room with bi-fold doors leading out to the rear garden. In more detail the property comprises of: enclosed porch, entrance hall, large dining room, extended luxury fitted kitchen, extended family room with bi-fold doors leading out to the rear garden, three bedrooms, luxury bathroom with Jacuzzi bath and easy maintained rear garden adjoining woodlands. Early Viewing Essential.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Extended Detached
- NO UPWARD CHAIN
- Early Viewing Essential
- Large Lounge/Dining Room
- Extended Kitchen
- Extended Family Room
- Three Bedrooms
- Luxury Bathroom
- Easy Maintained Garden Adjoining Woodlands





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.

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge freezer, dishwasher, some carpets, some blinds, all light fittings, garden shed and CCTV.

ADDITIONAL INFORMATION

Services: water meter, main gas and electricity.
Broadband: BT Fibre-Optic. Loft Space: boarded with lighting.

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.





ENCLOSED PORCH

ENTRANCE HALLWAY

11' 9" x 6' 4" (3.59m x 1.94m)

LIVING/DINING ROOM

29' 0" x 11' 6" (8.85m x 3.51m)

FAMILY/SITTING ROOM

19' 4" x 17' 10" (5.89m x 5.44m)

KITCHEN

15' 11" x 10' 11" (4.86m x 3.33m)

SHOWER ROOM

9' 9" x 3' 1" (2.98m x 0.93m)

UTILITY

12' 8" x 7' 11" (3.86m x 2.42m)

FIRST FLOOR

BEDROOM ONE

16' 3" x 11' 6" (4.95m x 3.51m)

BEDROOM TWO

12' 5" x 11' 7" (3.78m x 3.52m)

BEDROOM THREE

9' 5" x 7' 8" (2.88m x 2.33m)

BATHROOM

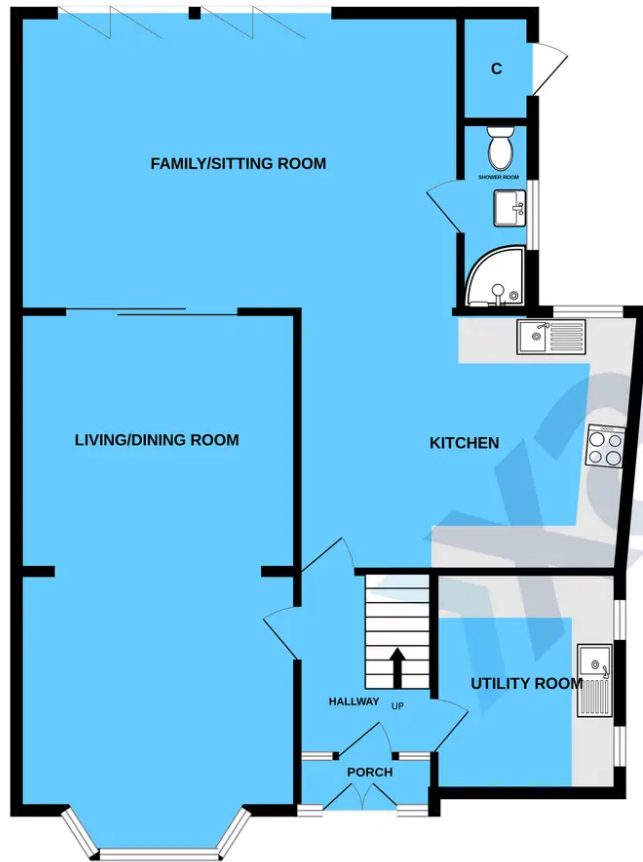
8' 5" x 6' 11" (2.57m x 2.10m)

OUTSIDE THE PROPERTY

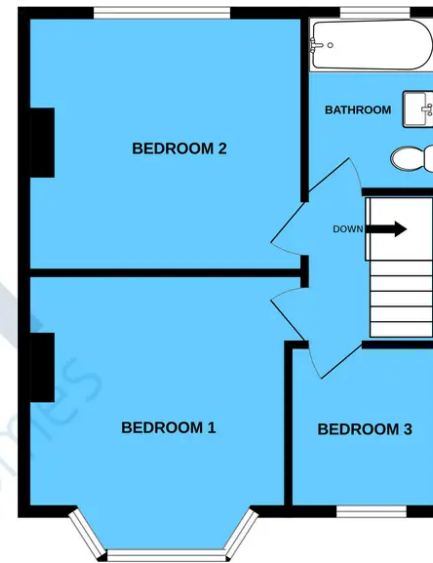
NORTH FACING GARDEN



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 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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