



Priory Road, Shirley

Guide Price £435,000



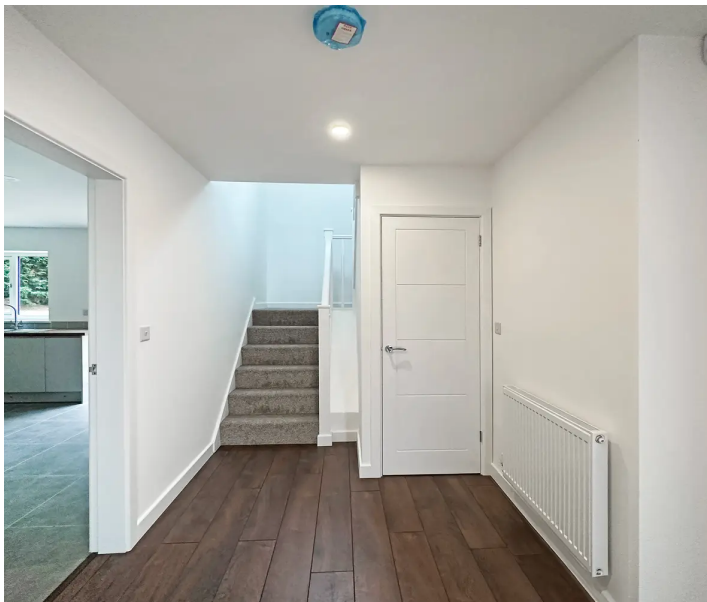


Priory Road

Shirley, Solihull

PROPERTY OVERVIEW

A fantastic opportunity to purchase this four bedroom spacious detached which has recently been constructed and is offered to the market with no upward chain. This property benefits from a 10 year warrantee, brand new luxury fitted carpets and a large kitchen / dining room with all modern appliances. The accommodation in more detail comprises of: an impressive entrance hall, through lounge with bi-fold doors, luxury fitted kitchen / dining room, utility room, downstairs bedroom with a downstairs shower room, three large double bedrooms to the first floor, a luxury family bathroom and a private rear garden with a paved patio area.



- Brand New Four Bedroom Detached
- 10 Year Warrantee
- No Upward Chain
- Deceptively Spacious
- Impressive Entrance Hall
- Through Lounge With Bi-fold Doors
- Superb Luxury Fitted Kitchen / Dining Room
- Two Bathrooms
- Private 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

ITEMS INCLUDED IN SALE

Cookology integrated oven, Cookology 75cm integrated hob, ElectriQ 75cm extractor, Cookology microwave, Hoover fridge freezer, Cooke & Lewis dishwasher and all carpets.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Loft space - which is 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.





ENTRANCE HALL

LOUNGE

17' 11" x 13' 5" (5.46m x 4.09m)

KITCHEN / DINING ROOM

14' 4" x 13' 9" (4.36m x 4.19m)

UTILITY ROOM

5' 10" x 5' 8" (1.78m x 1.73m)

BEDROOM THREE

16' 4" x 9' 9" (4.97m x 2.98m)

SHOWER ROOM

5' 7" x 5' 7" (1.70m x 1.70m)

FIRST FLOOR

BEDROOM ONE

15' 11" x 13' 6" (4.86m x 4.12m)

BEDROOM TWO

18' 0" x 13' 8" (5.48m x 4.16m)

BEDROOM FOUR

14' 1" x 7' 7" (4.30m x 2.30m)

BATHROOM

8' 6" x 6' 3" (2.59m x 1.91m)

TOTAL SQUARE FOOTAGE

Total floor area: 142.0 sq.m. = 1528 sq.ft. approx.

OUTSIDE THE PROPERTY

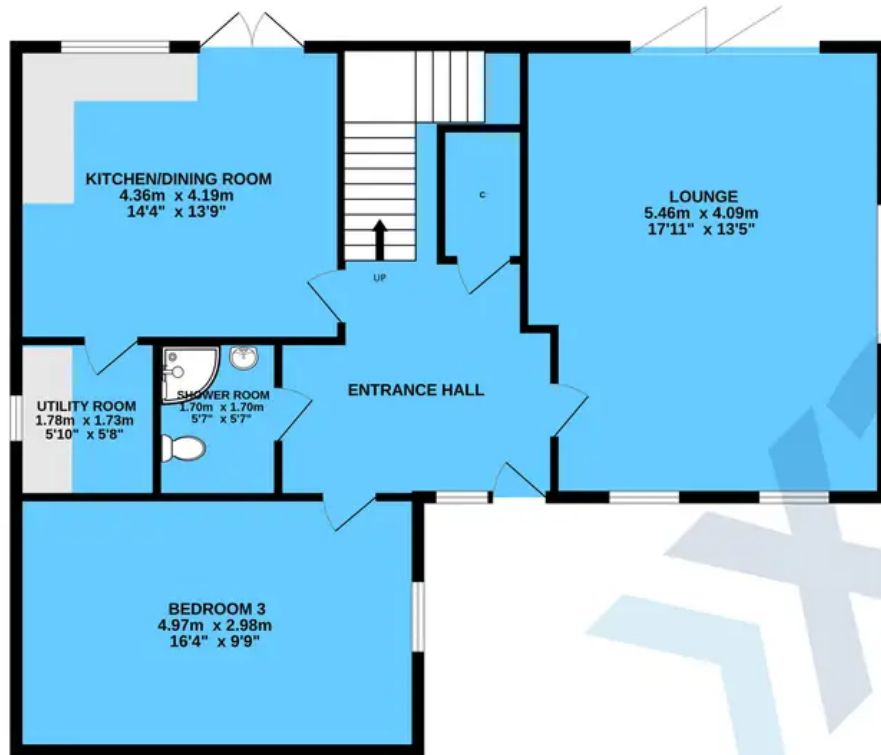
PRIVATE REAR GARDEN

ITEMS INCLUDED IN SALE

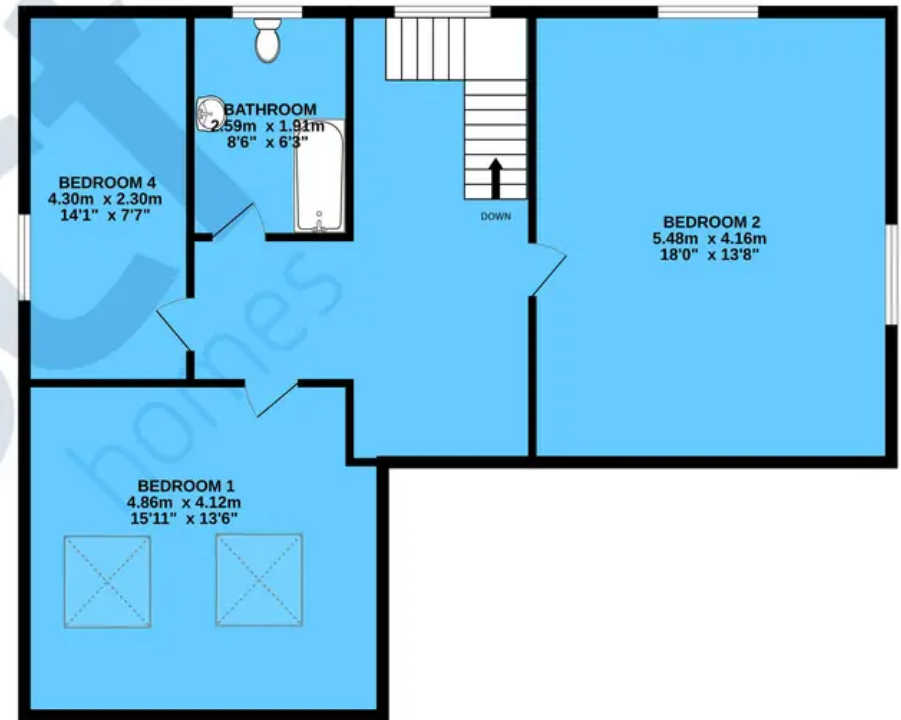
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 142.0 sq.m. (1528 sq.ft.) approx.

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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