



Deanbrook Close, Shirley

Guide Price £435,000



Deanbrook Close

PROPERTY OVERVIEW

We are pleased to present this immaculately presented three bedroom detached house, situated in a quiet cul-de-sac within a highly sought after location. Upon entering the property, you are greeted by a welcoming entrance hallway with a convenient guest cloakroom. The spacious lounge provides a comfortable space for relaxation and entertaining. The fitted kitchen / diner offers a modern and stylish area for cooking and dining, with French doors opening to the rear garden.

The utility room, which is conveniently connected to the single garage, allows for additional storage and laundry facilities. On the first floor, you will find three generously sized bedrooms, with the principal and second bedrooms benefiting from fitted wardrobes. Completing the accommodation is a well-appointed family bathroom.

Outside, the rear garden boasts a well-maintained lawn and a paved area, providing the perfect setting for outdoor activities and al fresco dining. This property offers an abundance of space, both inside and out, making it an ideal family home. An early viewing is highly recommended to fully appreciate the charm and quality on offer.





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

ITEMS INCLUDED IN SALE

AEG integrated oven, AEG integrated hob, extractor, Panasonic microwave, Bosch washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed and a greenhouse.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

Broadband - TalkTalk.

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.





- Three Bedroom Detached Property
- Quiet Cul-De-Sac Location
- Lounge
- Fitted Kitchen / Diner
- Single Garage & Utility
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Lawn Rear Garden

ENTRANCE HALLWAY

GUEST CLOAKROOM

4' 8" x 3' 0" (1.42m x 0.91m)

LOUNGE

17' 2" x 13' 5" (5.24m x 4.10m)

KITCHEN / DINER

16' 6" x 9' 6" (5.04m x 2.90m)

UTILITY ROOM

8' 5" x 6' 3" (2.56m x 1.90m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 3" x 9' 11" (3.42m x 3.03m)

BEDROOM TWO

9' 7" x 7' 10" (2.91m x 2.38m)

BEDROOM THREE

7' 11" x 6' 7" (2.41m x 2.01m)

BATHROOM

6' 6" x 6' 3" (1.99m x 1.90m)

TOTAL SQUARE FOOTAGE

Total floor area: 100.1 sq.m. = 1077 sq.ft. approx.

OUTSIDE THE PROPERTY

SINGLE GARAGE

16' 11" x 8' 2" (5.16m x 2.49m)

REAR GARDEN

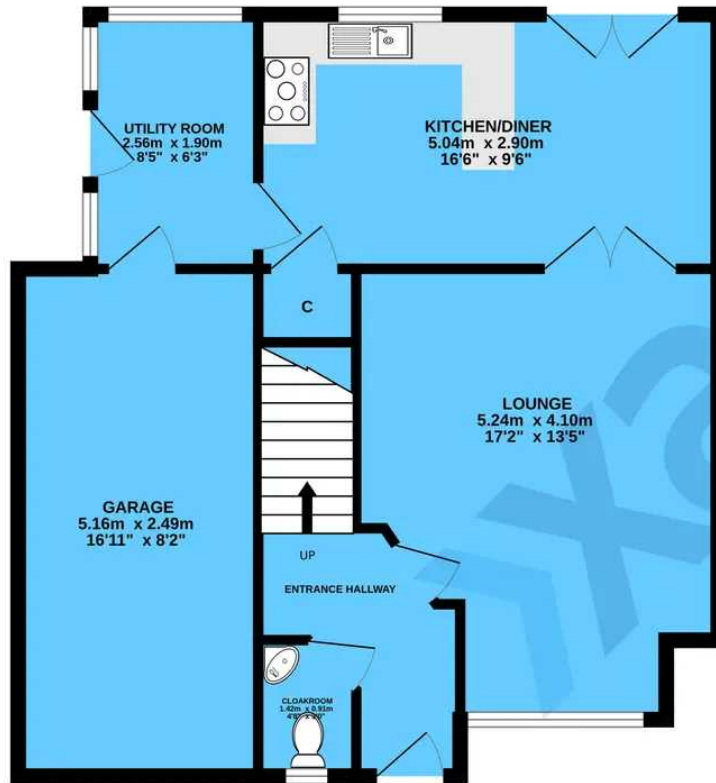


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	84
England, Scotland & Wales		EU Directive 2002/91/EC	

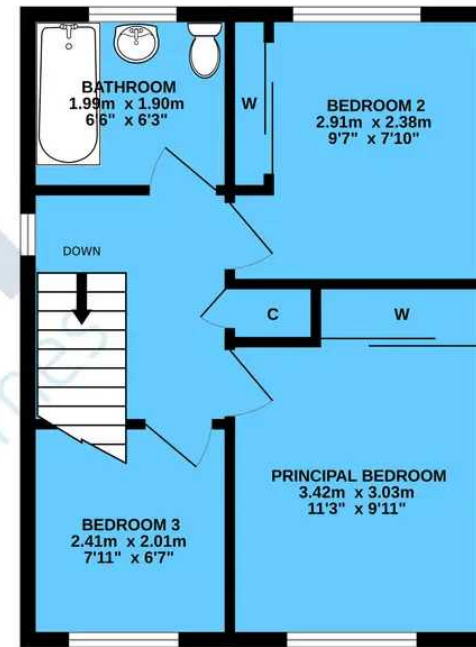
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		5	2
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
63.7 sq.m. (686 sq.ft.) approx.



1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 100.1 sq.m. (1077 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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