



smarthomes



- A Well Presented Semi Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms & Dining Kitchen
- Extended Family Dining Kitchen

Bills Lane, Shirley, Solihull, B90 2PQ

Offers In Region Of £525,000

A well presented semi detached family home benefitting from four double bedrooms, extended open plan family dining kitchen, two reception rooms, conservatory, four piece family bathroom, ground floor shower room, utility, good size rear garden, garage/store and off road parking.

EPC Rating – 63

Council Tax Band - E



## 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 gymnasiums 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 tarmac driveway providing off road parking extending to up and over garage door to garage and UPVC double glazed double doors leading into

### **Enclosed Porch**

With double glazed windows, wood effect flooring, lighting and feature part glazed oak front door leading through to



### **Welcoming Entrance Hallway**

With feature windows to front, wood effect flooring, ceiling light point, coving to ceiling, picture rail, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



### **Reception Room One to Front**

16' 0" x 13' 1" (4.9m x 4.0m) With double glazed bay window to front elevation, ceiling light point, wall lighting, coving to ceiling, radiator, wood effect flooring and feature log burning stove with slate hearth and oak mantle

### **Reception Room Two to Rear**

14' 9" x 11' 5" (4.5m x 3.5m) With windows and glazed door to rear garden, ceiling light point with decorative rose, coving to ceiling, wood effect flooring, radiator and feature brick fireplace

### **Extended Family Dining Kitchen to Rear**

20' 4" x 15' 5" (6.2m x 4.7m) Being fitted with an attractive range of wall, drawer and base units with complementary marble effect work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring induction hob with glazed splashback and contemporary extractor canopy over, inset eye-level Neff oven and grill, integrated Bosch dishwasher and fridge freezer, radiator, tiled flooring, coving to ceiling, ceiling light points, double glazed window to rear, double glazed sliding patio doors leading into conservatory and glazed door leading through to

### **Utility Area**

7' 2" x 5' 6" (2.2m x 1.7m) With radiator, tiled flooring, ceiling light points, wall mounted Worcester Bosch boiler, wall and base units, work surfaces, sink and drainer unit, space and plumbing for washing machine and tumble dryer, door to garage/storage room and door leading into

### **Ground Floor Shower Room**

Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, low flush WC and vanity wash hand basin with complementary tiling to water prone areas and floor, radiator, extractor and ceiling light points

### **Conservatory**

15' 8" x 9' 2" (4.8m x 2.8m) With double glazed windows, glazed self-cleaning roof, double glazed French doors leading out to the rear garden, tiled flooring, power points, ceiling light with fan and radiator

### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, loft access and doors leading off to

#### **Bedroom One to Front**

15' 5" x 13' 1" (4.7m x 4.0m) With double glazed bay window to front elevation, wood effect flooring, radiator and ceiling light point

#### **Bedroom Two to Rear**

14' 5" x 11' 5" (4.4m x 3.5m) With double glazed window to rear elevation, radiator, picture rail, ceiling light point and a range of fitted furniture

#### **Bedroom Three to Rear**

11' 5" x 7' 10" (3.5m x 2.4m) With double glazed window to rear elevation, radiator, wood effect flooring, picture rail and ceiling light point

#### **Bedroom Four to Front**

7' 2" x 7' 10" (2.2m x 2.4m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

#### **Four Piece Family Bathroom**

7' 10" x 6' 2" (2.4m x 1.9m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, wall mounted wash hand basin and corner shower cubicle with thermostatic shower, with tiling to walls and floor, obscure double glazed window to side, ladder style radiator and spot lights to ceiling



### **Good Size Rear Garden**

Being mainly laid to lawn with paved patio, fencing to boundaries, mature borders, timber potting shed and a variety of mature trees, shrubs and bushes

### **Garage**

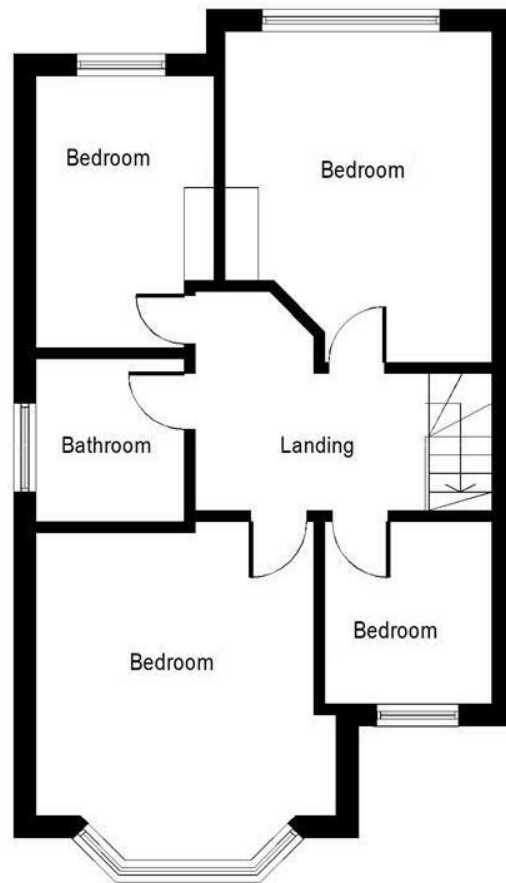
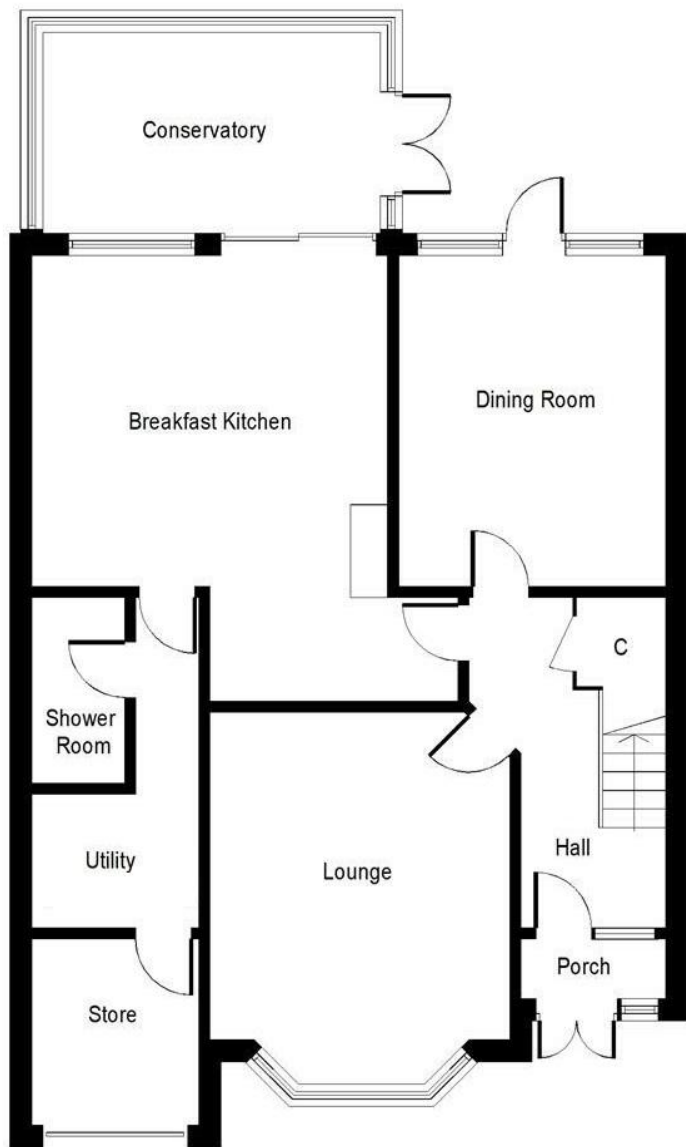
With up and over garage door to driveway

### **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 vendor. Current council tax band - E







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