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- A Beautifully Presented Semi Detached Family Home
- Five Bedrooms
- Superb Extended & Re-Fitted Family Dining Kitchen
- Two Re-Fitted En-Suite Shower Rooms

Bills Lane, Shirley, Solihull, B90 2PQ

£575,000

A beautifully presented & sympathetically extended semi detached family home benefiting from five bedrooms, two re-fitted en-suite shower rooms, luxury re-fitted family bathroom, superb open plan re-fitted family kitchen, attractive lounge with open fire, spacious utility room, guest WC, good size landscaped rear garden, garage and off road parking.
EPC Rating – 59. 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 block edged tarmac driveway providing generous off road parking extending to up and over garage door and blocked threshold with obscure double glazed composite door leading into

Enclosed Porch

With Minton style tiled flooring and part glazed oak door leading through to

Welcoming Entrance Hall

With decorative Minton style tiled flooring, feature obscure windows to front, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, two ceiling light points, radiator with decorative cover and contemporary glazed doors leading off to

Attractive Lounge to Front

13' 4" x 16' 4" (4.06m x 4.98m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator and open fireplace with wooden surround, granite hearth and cast inset

Open Plan Family Dining Kitchen to Rear

20' 2" x 20' 7" (6.15m x 6.28m) Being re-fitted with an attractive range of wall, drawer and base units incorporating glazed display cabinets with complementary Marble work surfaces, tiling to splashback areas, island having an integrated AEG dishwasher, inset sink with mixer tap and breakfast bar seating area, four ring hob with extractor canopy over, inset eye-level oven and grill, integrated fridge freezer, three radiators, ceiling light points, engineered oak flooring, hard-wiring for wall mounted television, double glazed window to rear, double glazed folding doors opening out to the landscaped rear garden and door leading through to

Spacious Utility Room to Rear

8' 3" x 15' 5" (2.51m x 4.7m) Having fitted wall and base units with complementary work surface, sink and drainer unit with mixer tap, tiled decorative flooring, radiator, wall mounted Worcester boiler, space and plumbing for washing machine and tumble dryer, ceiling light point, part glazed door to garage, UPVC obscure double glazed door leading out to the rear garden and door leading into

Guest WC

With obscure window to rear, low flush WC, wall mounted wash hand basin, radiator, ceiling light point and tiled decorative flooring

Accommodation on the First Floor

Landing

With ceiling light points, loft hatch and doors leading off to

Bedroom One to Rear

14' 0" x 14' 9" max (4.27m x 4.5m) With double glazed window to rear elevation, radiator, spot lights to ceiling, wall lighting and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; corner shower cubicle with electric shower, low flush WC and wall mounted wash hand basin with complementary tiling to water prone areas, tiled flooring with under-floor heating, extractor, ceiling light point and LED censored mirrored cabinet with shaver socket

Bedroom Two to Front

14' 11" x 12' 6" max (4.55m x 3.81m) With double glazed bay window to front elevation, radiator, ceiling light point and contemporary door leading into

En-Suite Shower Room

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

Bedroom Three to Front

14' 4" x 7' 9" (4.37m x 2.36m) With double glazed window to front elevation, radiator with decorative cover and ceiling light point

Bedroom Four to Rear

11' 10" x 6' 11" (3.61m x 2.11m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Five to Front

8' 2" x 7' 10" (2.49m x 2.39m) With double glazed window to front elevation, radiator and ceiling light point

Luxury Re-Fitted Four Piece Family Bathroom to Rear

Being re-fitted with a four piece white suite comprising; freestanding roll top bath with telephone effect mixer tap and shower attachment, low flush WC, feature period style wash hand basin with towel rail and shower cubicle with thermostatic rainfall shower and additional shower attachment, with tiling to water prone areas, decorative Minton style tiled flooring with under-floor heating, obscure double glazed window to rear, extractor, ladder style radiator and ceiling light point

Landscaped Rear Garden

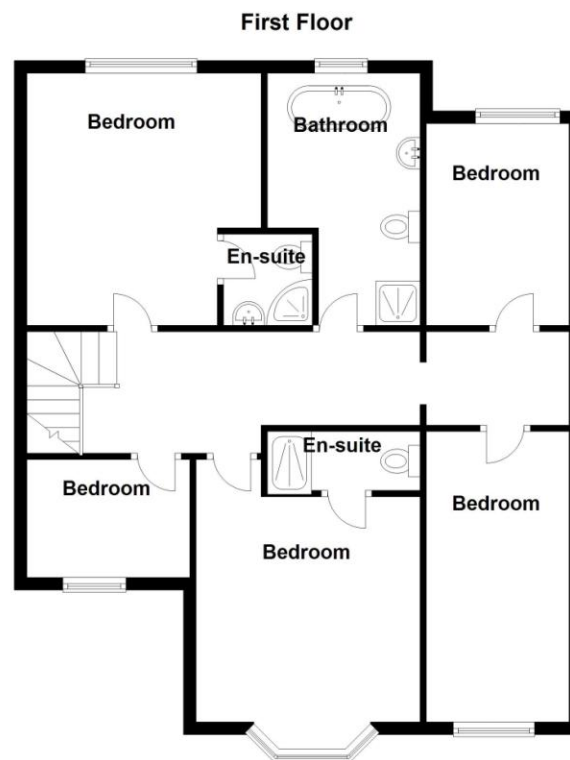
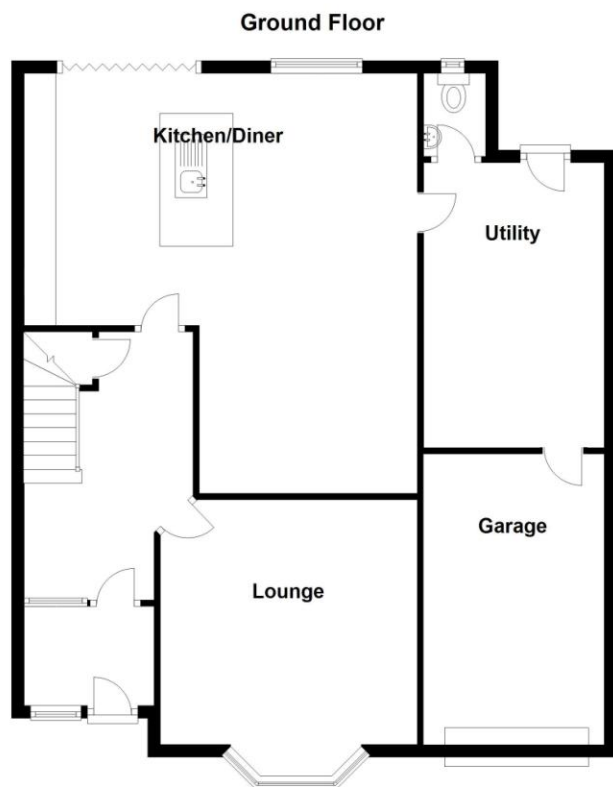
Being mainly laid to lawn with Indian stone paved patio, shrubbery borders, fencing to boundaries, soft play area, timber potting shed and external lighting and power

Garage

14' 11" x 7' 9" (4.55m x 2.36m) With automated up and over garage door and ceiling light point

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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