



## Scorers Close, Shirley

Guide Price £525,000



## PROPERTY OVERVIEW

Welcome to a most desirable chain free 3-bedroom detached freehold property nestled in a quiet cul-de-sac in Shirley Solihull, offering excellent location for a variety of schools, supermarkets, recreation, medical facilities and public transport into Solihull and Birmingham. The property has a large frontage with two car key block drive, with established front garden of ornate trees, shrubs along with elegant fencing and trellis enhancing its kerb appeal. The property supports extending above the garage to provide a further bedroom with en-suite (STPP/under permitted rights) at a later date to accommodate a growing family. Upon entering this centrally heated, double-glazed property, you're welcomed by Karndean flooring throughout the ground floor and a bright and airy entrance hall which has a full height storage/coat cupboard and downstairs cloakroom useful for residents and guests alike. Stepping into the living room you'll be greeted by a bright space for relaxation, entertaining and family times. Large windows invite natural light to fill the room. The coal effect living flame gas fire makes the room even cosier.





From the living room through French doors, you seamlessly flow into a good-sized dining room which could also be utilised as a playroom or study as there is a dining option with-in the breakfast kitchen. From the dining room, you enter a large conservatory complete with 2 contemporary up-to-date radiators, here you overlook a manicured garden and courtyard and orangery. Double doors lead outside. To the left of the living room, you will find a good-sized storage cupboard that also offers additional storage under the stairs. Continuing through to the left of the living room you enter a lovely bright breakfast kitchen with country styled units that give a warm atmosphere with plenty of natural light from the south westerly garden. At the far end of the kitchen is a dining area that leads through an arch into the orangery. The kitchen side door leads out to a path to both back and front gardens as well as the garage side door. A lovely surprise greets you from the furthest point of the breakfast kitchen dining area as it leads into an orangery which also overlooks the courtyard where you can access the garden or walk directly across it into the conservatory to save walking back through the house. Being of a good size this lovely orangery has many uses, from a study/home office for those working from home to a playroom for the children or for laying out food for parties/BBQs to enjoy garden dining or recreational pleasures like basketball, football or bouncing on a trampoline. The ceiling allows light to flood in which would be appreciated by those into craftwork or painting.





The extensions to the ground floor have been well thought out offering good gathering / entertaining areas along with the opportunity for peace and solitude after a busy day. The secure, well screened rear garden and courtyard benefits from easily maintainable planting that encourages one to meander amongst lavender and other colourful climbing plants on the featured trellis structures. An abundance of outdoor lighting can be found strategically placed in borders and on structures creating lighting to match colour/ mood, all operated via app or bulb according to preference. There is also a garden tap which can accommodate most self-watering systems for the avid gardener. You will also find an out-of-sight bespoke shed for storing gardening equipment, toys or furniture / cushions. Heading upstairs, you will appreciate a practical handrail, behind which is the garage wall which would lend itself to an upstairs extension (STPP permitted rights) at a later date. Upstairs you will find three bedrooms. The principal bedroom is to the front and boasts an ensuite providing privacy and convenience along with a wall of fitted wardrobes. The remaining two bedrooms share a well-appointed bathroom with natural light and is both clean and functional. Lastly is the airing cupboard for storing linen where the hot water tank keeps things fresh and warm with that much sought-after fresh linen aroma. In summary, this 3-bedroom detached property in Shirley offers comfortable and versatile living space, complemented by well-designed functional aesthetic pleasing gardens where you can easily lose yourself.



For those with children/pets each side of the property has gates, the right gate leads to the rear garden passing by a hidden bespoke garden shed, the left has two gates, the first giving access to the garage and kitchen side doors, with the final gate leading to the garden. Lighting comes from external wall lights illuminate the paths operated by app or bulb. The garage with up and over door has half glazed rear side door and internal lighting. There is ample storage. The property is freehold, all ornate fencing and ornate trellis at the front is solely that of the owner. At the rear, the additional robust serviceable bespoke fencing (orangery path side down to the furthest point) is also solely owned by the owner and erected out of practicality to stop balls damaging the joint boundary fence behind it. Trellis in the rear garden is also solely owned by the owner.

#### 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



- Three Bedroom Detached Property
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac
- Four Reception Rooms
- Breakfast Kitchen
- Three Double Bedrooms
- Delightful Rear Garden
- Driveway & Garage
- Early Viewing Essential

#### **ENTRANCE HALL**

#### **GUEST WC**

4' 5" x 4' 4" (1.35m x 1.32m)

#### **LIVING ROOM**

16' 9" x 13' 7" (5.11m x 4.14m)

#### **DINING ROOM**

9' 4" x 8' 8" (2.84m x 2.64m)

#### **CONSERVATORY**

12' 2" x 9' 2" (3.71m x 2.79m)

#### **BREAKFAST KITCHEN**

20' 10" x 7' 9" (6.35m x 2.36m)

#### **ORANGERY**

8' 7" x 7' 8" (2.62m x 2.34m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 2" x 10' 6" (3.40m x 3.20m)

#### **ENSUITE SHOWER ROOM**

5' 9" x 5' 6" (1.75m x 1.68m)

#### **BEDROOM TWO**

10' 10" x 10' 6" (3.30m x 3.20m)

#### **BEDROOM THREE**

9' 1" x 8' 0" (2.77m x 2.44m)

**BATHROOM**

7' 1" x 6' 1" (2.16m x 1.85m)

**TOTAL SQUARE FOOTAGE**

123.5 sq.m (1329 sq ft) approx

**OUTSIDE THE PROPERTY****GARAGE**

18' 10" x 9' 3" (5.74m x 2.82m)

**DELIGHTFUL REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Jackson oven, hob and extractor, microwave, Beko fridge freezer, Bosch dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in bedroom one, garden shed.

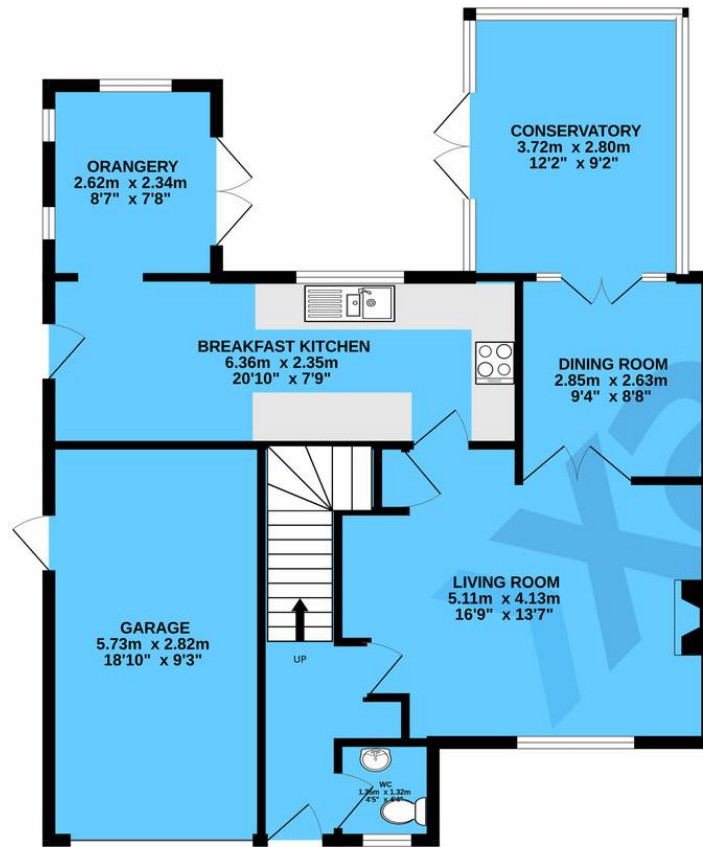
**ADDITIONAL INFORMATION**

Services - mains gas, electricity and water on a meter.  
Broadband - BT Loft Space - With ladder and lighting.

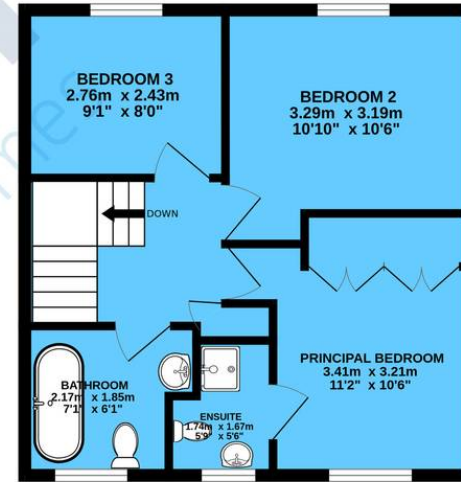
**MONEY LAUNDERING REGULATIONS**

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.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 123.5 sq.m. (1329 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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