



9 GILLOWS CROFT, SHIRLEY, SOLIHULL, B90 4UH

ASKING PRICE OF £400,000

EPC: C Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Modern Detached
- Three Good Size Bedrooms
- Guest WC
- Feature Fitted Dining Kitchen
- Patio Doors
- Off Road Parking/Garage
- Rear Garden with Good Privacy
- No Chain



A charming modern three bedroom detached residence, situated in a sought after area and enjoying a cul-de-sac location. The property benefits from gas central heating and double glazing. The accommodation briefly comprises of entrance lobby, guest wc, lounge with box bay window, delightful fully fitted dining kitchen with integrated appliances, first floor landing, three good size bedrooms, bathroom with four piece suite. To front is a lawned fore garden with drive to side leading to side garage. To the rear is an enclosed garden with a particularly high degree of privacy, mainly laid to lawn with herbaceous borders. No upward chain.

ENTRANCE LOBBY

GUEST WC 5' 2" x 2' 8" (1.582m x 0.817m)

LOUNGE 13' 1" x 14' 7" (4.009m x 4.459m)

Fitted gas fire with feature rustic brick surround. Box bay window to front.

OPEN PLAN KITCHEN/DINING ROOM 16' 1" x 11' 6"

(4.926m x 3.511m)

Pleasant open space with modern fully fitted base and wall cupboard units, stainless steel sink unit, electric hob with extractor hood over and electric oven under, integrated dishwasher, feature floor tiling, double glazed patio doors to rear, under stairs storage cupboard.



FIRST FLOOR LANDING

MASTER BEDROOM (FRONT) 14' 5" x 8' 11" (4.409m x

2.737m)

L shaped with fitted wardrobes.

BEDROOM TWO (REAR) 11' 9" x 10' 1" (3.595m x 3.096m)

BEDROOM THREE (REAR) 8' 10" x 6' 11" (2.695m x 2.118m)

BATHROOM/WC Four piece suite including shower cubicle part tiled.

OUTSIDE (FRONT) Lawned fore garden. Drive to side leading to garage.

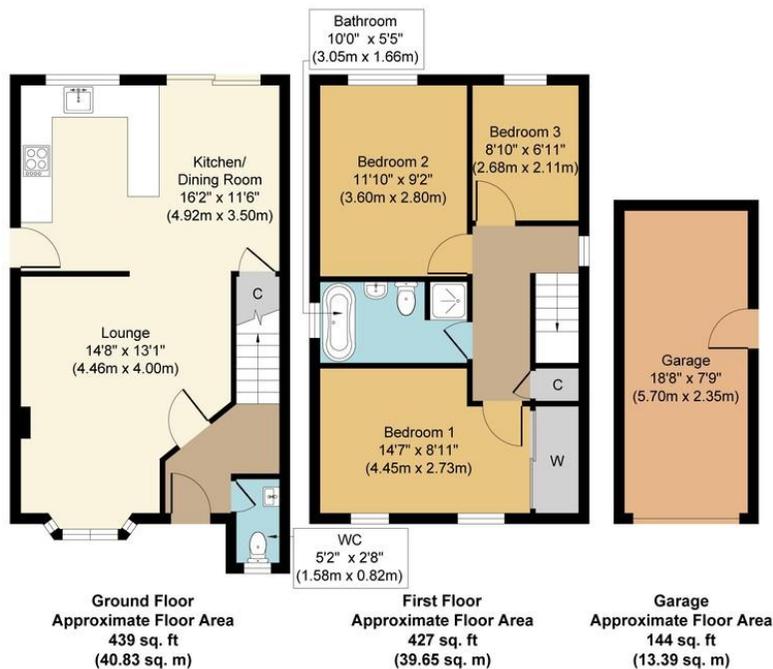
GARAGE 18' 10" x 8' 2" (5.746m x 2.499m)

OUTSIDE (REAR) Enclosed garden enjoying a high degree of privacy. A variety of plants, trees and shrubs. Mainly laid to lawn. Paved patio.



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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