



**10 Perry Gardens, B90 8DH**  
Sale Price Offers in Excess £400,000



# 10 Perry Gardens, Shirley, Solihull, B90 8DH

Tenure - Freehold

EPC Rating - B

Council Tax Band - D

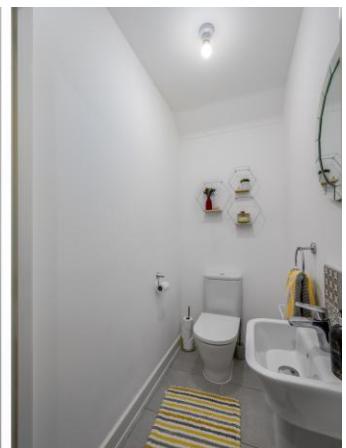
Love Property Co are pleased to offer this must be viewed 1023.9 sq. feet (95.1 sq. metres) wonderful modern well-designed Bloor Homes three-bedroom semi-detached family home set over three well-appointed floors and situated on a peaceful cul-de-sac with a charming outlook.

Upon entering the property, you are greeted by an entrance hallway. The lovely open plan kitchen/dining room, complete with fully integrated appliances, utility and with guest toilet and an abundance of natural light filling the space, creating a welcoming homely feeling. The property also features a generously sized separate living room.

Ascending to the first floor, you will find two generously proportioned bedrooms, serviced by a lovely family bathroom. Making your way up to the second floor, a sizeable principal bedroom awaits, featuring a further en-suite shower room and ample fitted storage.

Externally, the property boasts a beautifully private rear garden, perfect for enjoying outdoor activities or alfresco dining in the warmer months. Additionally, a driveway located to the side of the property provides ample parking space and leads to a detached garage, ensuring convenience for residents with multiple vehicles.

This meticulously designed family home offers a blend of modern living space and practical amenities, providing a haven for daily living and entertaining. With its prime location on a tranquil cul-de-sac and its well-designed layout, this property presents a rare opportunity to own a distinguished residence in a sought-after neighbourhood. Book a viewing today to experience the charm and elegance this property has to offer.



## PROPERTY MEASUREMENTS:

### OPEN PLAN KITCHEN / DINING ROOM

12' 2" x 10' 4" (3.72m x 3.15m)

### WC

5' 5" x 3' 4" (1.65m x 1.03m)

### LOUNGE

14' 7" x 10' 8" (4.45m x 3.24m)

### PRINCIPAL BEDROOM

14' 5" x 10'2" (4.39m x 3.10m)

### ENSUITE

6' 7" x 7' 10" (1.68m x 2.87m)

### BEDROOM TWO

9' 5" x 14' 1" (2.88m x 4.30m)

### BEDROOM THREE

10' 4" x 7' 5" (3.14m x 2.25m)

### FAMILY BATHROOM

6' 9" x 7' 5" (2.05m x 2.25m)

### TOTAL SQUARE FOOTAGE (Approx)

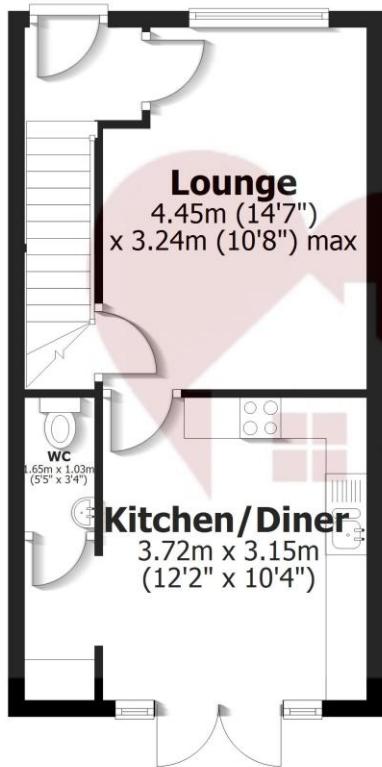
1023.9 sq. feet (95.1 sq. metres)

### MONEY LAUNDERING REGULATIONS

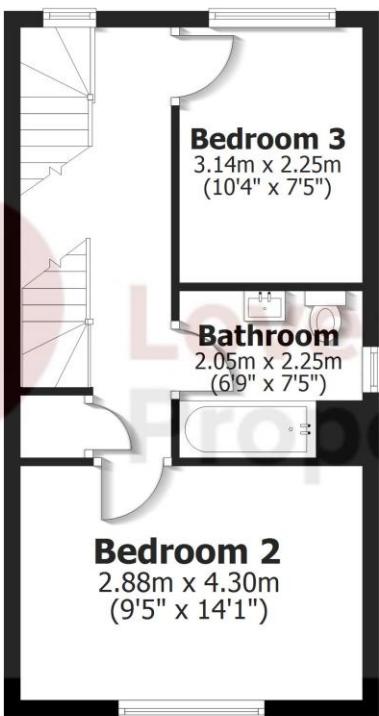
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



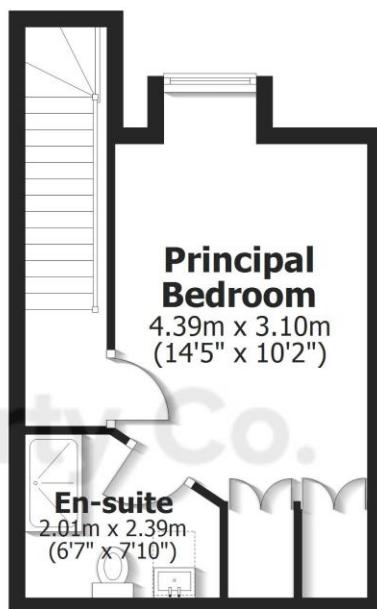
**Ground Floor**  
Approx. 34.8 sq. metres (374.1 sq. feet)



**First Floor**  
Approx. 34.8 sq. metres (374.1 sq. feet)



**Second Floor**  
Approx. 25.6 sq. metres (275.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.