



smarthomes

## Berry Maud Lane

Shirley, Solihull, B90 1BY

- A Three Storey Detached Family Home
- Four Bedrooms
- Kitchen Breakfast Room & Lounge Diner
- Master En-Suite Shower Room & Family Bathroom

**£359,000**

EPC Rating '84'







## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.

The property is situated at the end of a cul-de-sac behind a lawned fore-garden with block paved communal parking area and block paved driveway leading to side garage. Access is gained via a composite front door leading into



### Entrance Hall

With Amtico flooring, spindle balustrade staircase leading off to the first floor, wall mounted radiator, handy under-stairs store cupboard and colonial panelled door with chrome effect furnishings leading to

### Guest WC

With Amtico flooring, close coupled W C, wall mounted wash hand basin with complementary tiled splashback, obscure double glazed window to the side and wall mounted radiator with thermostatic radiator valve.



### Lounge

16' 1" x 11' 2" (4.9m x 3.4m) With colonial panelled door and chrome effect furnishings, UPVC double glazed French doors leading out to rear garden, Amtico flooring, two wall mounted radiators with thermostatic radiator valves and ceiling light point.

### Kitchen Breakfast Room to Front

16' 5" x 9' 4" (5m x 2.84m) Being fitted with a range of beech effect wall and base units set under polished quartz work-tops incorporating one and a half stainless steel sink and drainer unit with mixer tap, plumbing for washing machine and dishwasher, integrated Electrolux oven and grill, four ring brushed stainless steel effect hob set below combination light and extractor with glass splash-back, Amtico flooring, UPVC double glazed bay window to front elevation, seating area and ceiling light point



### Accommodation on the First Floor

#### Landing

With door to built in store cupboard and doors radiating off to

#### Bedroom Two to Rear

13' 0" x 9' 5" (3.96m x 2.87m) With UPVC double glazed window to rear elevation, Amtico floor covering, wall mounted radiator and ceiling light point

#### Bedroom Three to Front

10' 5" x 9' 5" (3.18m x 2.87m) With UPVC double glazed window to open views to front, wall mounted radiator, Amtico floor covering, double fitted wardrobe with hanging rail and shelving and ceiling light point

#### Bedroom Four to Rear

6' 4" x 6' 10" (1.94m x 2.08m) With UPVC double glazed window to rear elevation, Amtico floor covering, wall mounted radiator and ceiling light point







### Family Bathroom to Front

Being fitted with a three piece white suite comprising panelled bath with Mira shower over and glazed screen, low flush WC and pedestal wash hand basin, complementary tiling to walls, heated towel rail, shaver point, obscure double glazed window to front elevation and ceiling light point

### Accommodation on the Second Floor

#### Landing

With ceiling smoke alarm, ceiling light point and colonial panelled door to

#### Dual Aspect Master Bedroom

24' 10" x 10' 8" (7.57m x 3.25m) With double glazed window to front elevation and Velux window to rear elevation, two wall mounted radiators, door to storage to eaves, double fitted wardrobe with hanging rail and shelving, study area/dressing area and colonial panelled door to

#### En-Suite Shower Room

Being fitted with a three piece white suite comprising tiled shower enclosure with Mira shower, low flush WC and pedestal wash hand basin, heated towel rail and Amtico floor covering

#### Rear Garden

Being walled with feather boarding, lawned area, paved patio and side gate to driveway which extends further to brick built garage



#### Garage

With up and over garage door and storage to eaves

#### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor