



Berry Maud Lane

Shirley, Solihull, B90 1BZ

- A Modern Three Double Bedroom Detached Family Home
- Spacious Lounge & Kitchen Breakfast Room
- Master En-Suite, Family Bathroom & Guest WC
- Log Cabin/Home Office, Large Garage & Off Road Parking

£334,950

EPC Rating '81'





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 set back from the road behind a landscaped fore garden with paved pathway extending to courtesy gate to side and canopy porch with composite double glazed front door leading through to



Entrance Hall

With Amtico floor covering, spindle balustrade staircase leading off to the first floor, wall mounted radiator, two wall light points, ceiling light point, wall mounted alarm control panel, panelled door with chrome effect furnishings to handy under-stairs store cupboard with coat hooks and further doors radiating off to

Guest WC

5' 2" x 3' 3" (1.57m x 0.99m) With corner wash hand basin, complementary tiling to water prone areas, polished porcelain tiling to floor, close coupled W.C., wall mounted radiator, double glazed window to the rear elevation and ceiling light point.



Triple Aspect Spacious Lounge

10' 2" x 18' 8" (3.1m x 5.69m) With double glazed windows to front and side elevations, double glazed French doors leading out to the landscaped rear garden, two wall light points, two ceiling light points, two wall mounted radiators and wall mounted infrared alarm sensor

Dual Aspect Kitchen Breakfast Room

9' 0" x 18' 8" (2.74m x 5.69m) With polished porcelain tiling to floor, UPVC double glazed French doors leading out to landscaped rear garden, two wall light points, ceiling light point, wall mounted infrared alarm sensor and opening to



Kitchen Area

Being fitted with a range of high gloss wall and base units with Granite worktops incorporating four ring brushed stainless steel effect Zanussi hob set below combination light and extractor, inset Zanussi double oven, integrated 70/30 fridge freezer, plumbing for washing machine, full width dishwasher and double glazed window to the front elevation

Accommodation On The First Floor

Landing

Having a double glazed window overlooking the rear garden, wall mounted radiator, ceiling light point, ceiling smoke alarm, access to loft space, panelled doors to two storage cupboards and further doors radiating off to

Master Bedroom to Rear

10' 4" x 12' 10" (3.15m x 3.91m) With double glazed window to the side elevation, wall mounted radiator, ceiling light point and panelled door leading into

En-Suite Shower Room to Front

8' 8" x 5' 7" (2.64m x 1.7m) With close coupled W.C., pedestal wash hand basin and fully tiled shower enclosure with a Mira shower.





Bedroom Two to Front

9' 3" x 11' 0" (2.82m x 3.35m) Having a double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bedroom Three to Rear

9' 3" x 7' 5" (2.82m x 2.26m) Having a double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

Family Bathroom to Front

7' 11" x 5' 7" (2.41m x 1.7m) Being fitted with a three piece white suite comprising close coupled WC, pedestal wash hand basin and panelled bath, complementary tiling to water prone areas, polished porcelain tiling to floor and wall mounted radiator.

Landscaped Rear Garden

Being mainly laid to lawn with flagged patio area, retaining sleepers, courtesy gate leading out to rear driveway and large garage. The gardens extend to the side offering superb potential to extend (subject to relevant planning).

Log Cabin

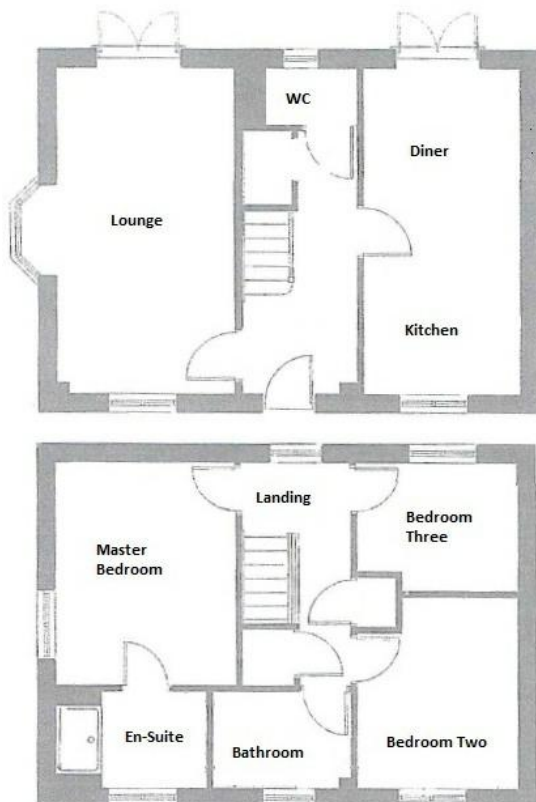
4' 0" x 3' 0" (1.22m x 0.91m) With toughened glass, power and stripped timber effect laminate flooring.

Garage

26' 0" x 10' 0" (7.92m x 3.05m) With up-and-over garage door, power points and pitched roof providing 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements