



smarthomes

Shelsley Way

Hillfield, Solihull, B91 3UZ

- Planning Permission For Ground Floor Kitchen/ Utility/ Bathroom
- Three Good Size Bedrooms
- Through Lounge Dining Room & Conservatory
- Tudor Grange Academy Catchment Area

£350,000

EPC Rating '68'





Property Description

The property stands back from the road behind a lawned fore garden and block paved driveway extending to garage door and UPVC double glazed door to

Enclosed Porch

With trip switch consumer unit and door leading into

Through Lounge Dining Room

22' 4" x 10' 10" (6.81m x 3.3m) With UPVC double glazed box window to front elevation, two radiators, feature Portuguese stone fireplace with gas living flame fire, stairs leading to the first floor accommodation, UPVC double glazed tilt and slide door leading into conservatory and door leading into



Kitchen to Rear

8' 9" x 7' 4" (2.67m x 2.24m) Being fitted with a range of wall, drawer and base units with roll top work surface, tiled splash back, built in Logic electric oven, four ring Indesit gas hob, space and plumbing for washing machine, dishwasher and tumble dryer, space for fridge freezer, radiator, UPVC double glazed window overlooking the rear garden and wall mounted Worcester Bosch combi central heating boiler



Conservatory

11' 3" x 9' 6" (3.43m x 2.9m) With tinted polycarbonate roof, ceiling light and fan, UPVC double glazed windows to sides and rear, brick base, French doors to side and laminate flooring

Accommodation on the First Floor

Landing

With loft hatch, airing cupboard with shelving and doors off to



Bedroom One to Front

13' 1" x 10' 2" into wardrobes (3.99m x 3.1m) With UPVC double glazed window to front elevation, wall mounted radiator, fitted wardrobes with storage cupboards over bed space, matching drawers and cabinets and ceiling light point

Bedroom Two to Rear

10' 2" x 9' 0" (3.1m x 2.74m) With UPVC double glazed window to rear elevation, wall mounted radiator, built in wardrobe and ceiling light point



Bedroom Three to Front

8' 1" x 8' 2" (2.46m x 2.49m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point





Family Bathroom to Rear

7' 7" x 5' 5" (2.31m x 1.65m) Being fitted with a three piece white suite comprising panelled bath with electric Triton shower over, low flush WC and vanity wash hand basin, frosted UPVC double glazed window to rear elevation and chrome heated towel rail

Integral Garage

Having light and power with up and over door to driveway

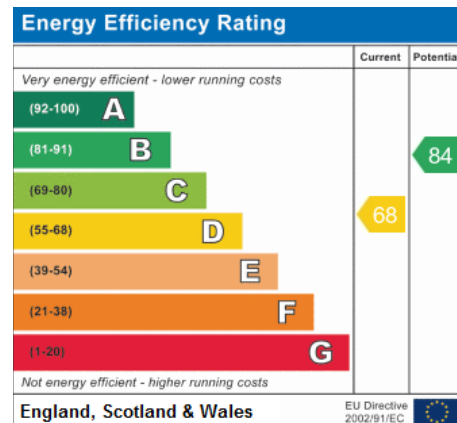
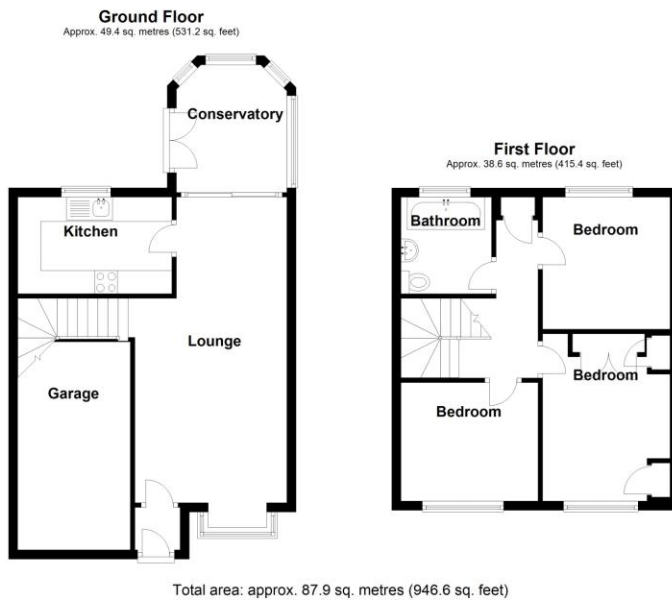


Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, paved and gated side passage, flower shrubbery borders and panelled fencing to sides and rear

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 Nigel Hodges



316 Stratford Road
Shirley
Solihi
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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