



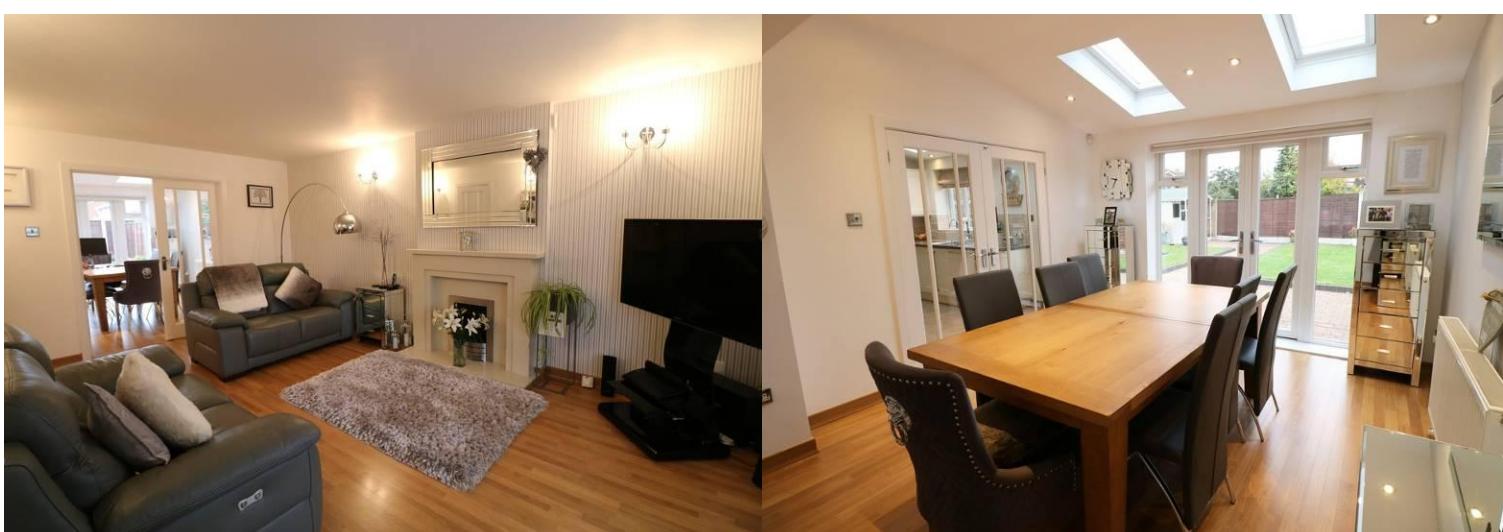
Bills Lane

Shirley, Solihull, B90 2PJ

- A Beautifully Presented Detached Family Home
- Four Good Size Bedrooms
- Extended and Re-Fitted Breakfast Kitchen with Vaulted Ceiling
- Extended Dining Room

£465,500

EPC Rating '74'





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 gyms along with a choice of large supermarkets like Waitrose, Asda, Sainsburys 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 block paved driveway providing off road parking, lawn area to side, gated side access and a UPVC double glazed door leading into

Porch

With slate effect tiling and upstands to floor and a composite front door with double glazed window to side leading to



Entrance Hallway

With ceiling light point, stripped timber effect flooring, radiator, Oak staircase leading to the first floor accommodation and doors leading off to

Lounge to Front

20' 3" x 11' 8" (6.17m x 3.56m) With UPVC double glazed bay window to front elevation, four wall light points, stripped timber effect flooring, wall mounted radiator and a polished stone fire surround with a living flame coal effect gas fire and contemporary double opening doors to

Extended Dining Room to Rear

With a feature vaulted ceiling, stripped timber effect flooring, UPVC double glazed French doors leading to rear garden, wall mounted radiator, ceiling spot lights and double opening doors leading to

Extended and Re-Fitted Kitchen to Rear

16' 3" x 12' 6" (4.95m x 3.81m) Being re-fitted with a range of wall, base and drawer units with a marble effect work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Integrated double oven and grill, integrated dishwasher, integrated fridge/freezer and integrated wine rack. Feature vaulted ceiling, ceramic tiling to floor and splash prone areas, radiator, ceiling spot lights and a double glazed door and window to the rear aspect



Inner Lobby

With door into lounge, built in under stairs storage cupboard and door to

Utility Room

9' 7" x 7' 4" (2.92m x 2.24m) With a marble effect work surface incorporating a sink and drainer unit, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed door to side, tiling to floor and splash back areas and ceiling spot lights



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and a vanity wash hand basin. Obscure UPVC double glazed window to side, tiling to half height and floor and ceiling spot lights



Landing

With access to loft space, ceiling light point, built in storage cupboard and door to

Bedroom One to Front

11' 6" x 11' 5" (3.51m x 3.48m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Bedroom Two to Front

12' 3" x 9' 9" (3.73m x 2.97m) With UPVC double glazed window to front elevation, built in over stairs storage cupboard, wall mounted radiator and ceiling light point



Bedroom Three to Rear

8' 5" x 7' 8" (2.57m x 2.34m) With UPVC double glazed window to rear elevation, stripped timber effect flooring, wall mounted radiator and ceiling light point

Bedroom Four to Rear

9' 7" x 7' 3" (2.92m x 2.21m) With UPVC double glazed window to rear elevation, stripped timber effect flooring, cupboard with two fixed clothes rails, wall mounted radiator and ceiling light point

Re-Fitted Family Shower Room

Being re-fitted with a modern white suite comprising of a large shower enclosure, wash hand basin and a low flush W.C. Built in drawers and cupboards, chrome heated towel rail, tiling to full height and floor with under floor heating, ceiling spot lights and two obscure double glazed windows

Rear Garden

Being mainly laid to lawn with a large paved patio, external lighting, cold water tap, gated side access and hardstanding for potting shed

Garage Store

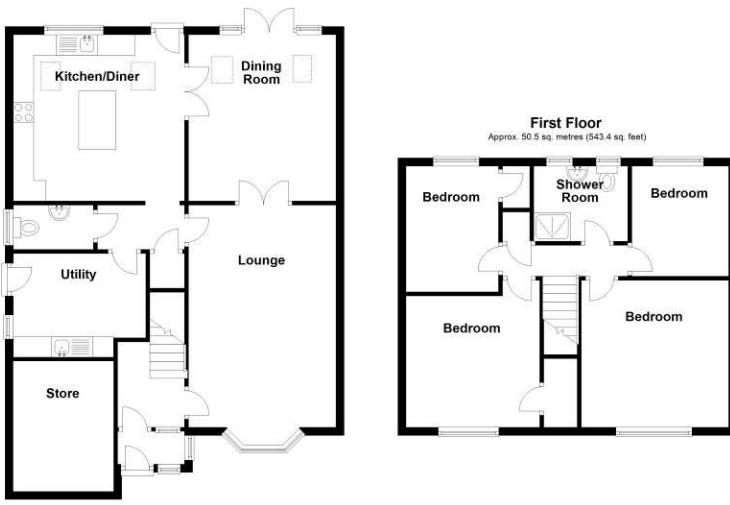
8' 8" x 7' 8" (2.64m x 2.34m) The remainder of the garage which is used as a useful storage area and houses the electric trip switches

Tenure

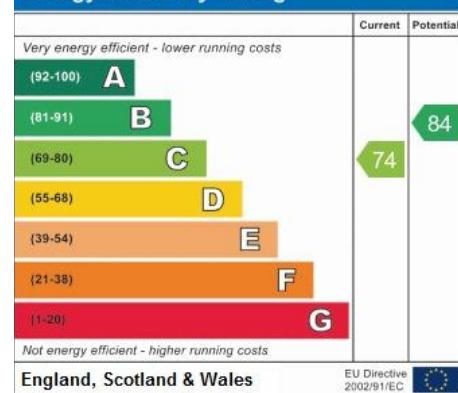
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Ground Floor
Approx. 81.5 sq. metres (877.4 sq. feet)



Energy Efficiency Rating



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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 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