



Bills Lane, Shirley, Solihull, B90 2PF

£450,000

Hawkins & Patterson
ESTATE AGENTS



Solihull 0121 705 1515
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Bills Lane, Shirley, Solihull, B90 2PF

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Park gate shopping development is a vibrant community area accommodating Asda, restaurants, library, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of supermarket including Sainsbury's, Tesco, Aldi, Marks & Spencers. The retail park homes: Next, B&Q, B&M bargains, Currys and furniture retailers. For the families a good choice of both Primary and Secondary schools to suit all requirements, with St. James Tudor Grange Primary School in close proximity to this property. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

Set back from the road behind a block paved, full width block paved driveway, stone chipped shrubbery bed, coach style lantern light and access is gained via a double glazed door leading to;

ENCLOSED PORCH

Tiled floor and part glazed door to;

GUEST CLOAKS/ WC

Refitted white suite, WC, wall mounted wash basin, feature tiling and tiled floor, vertical radiator, extractor fan and ceiling downlights.

SPACIOUS ENTRANCE HALL

Stairs off to the first floor, understairs cloaks cupboard, feature parquet flooring, column radiator, ceiling downlights and doors leading to:

FRONT DINING ROOM

Double glazed bay window to front, radiator, chimney breast with recessed gas living flame fire.





REAR LIVING ROOM

Feature stone fireplace with gas living flame fire, vertical radiator, floor to ceiling double glazed bay window and French door to the garden.

FITTED KITCHEN

White, gloss fronted base, wall and drawer units, worktops, tiled splashbacks, one and a half sink drainer, built in electric oven, microwave, four ring gas hob with extractor over. Integrated fridge, freezer & dishwasher. Double glazed window and door to the patio and wood effect flooring.

GALLERY LANDING/ STUDY AREA

A good sized landing with ample space for a work desk. Loft hatch with pull down ladder to access mainly boarded loft space.

BEDROOM ONE

Double glazed window to rear, radiator and full length wardrobes with mirrored sliding doors with internal tv point and shelving.

BEDROOM TWO

Double glazed window to front, radiator and two double wardrobes.

BEDROOM THREE

Double glazed window to rear, radiator, fitted wardrobes, shelving and drawer unit.





BATH/ SHOWER ROOM

Double glazed frosted window to front, modern white suite with WC, wash basin, panelled bath, separate cubicle and electric shower. Extractor fan and heated towel rails.

SEPARATE WC

Double glazed window to side, extractor fan and WC.

GARAGE

Wall mounted central heating boiler, light and power points

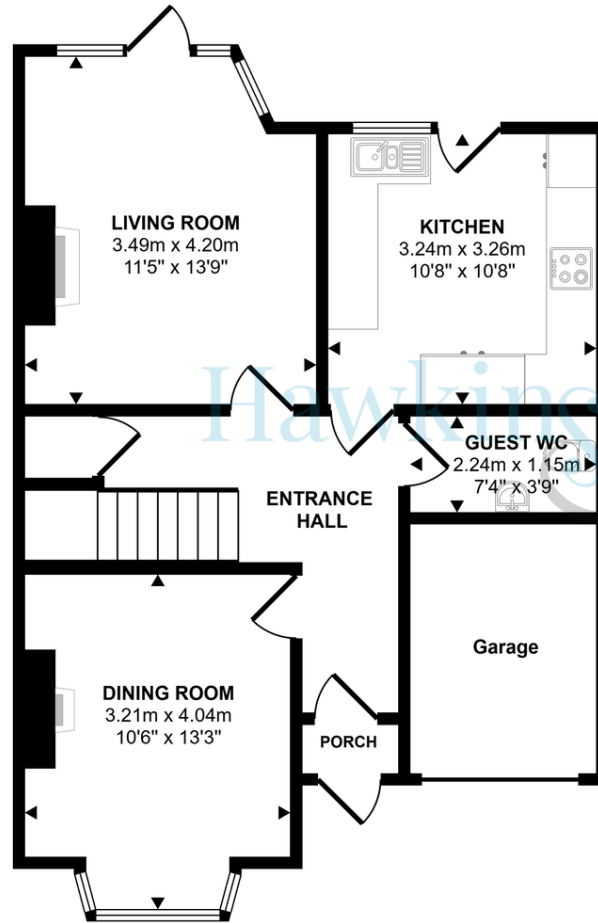
REAR GARDEN

A beautiful, good size rear garden with a generous block paved patio area, well stocked shrubbery beds, shaped lawn, gated side passage, cold water tap and security light.

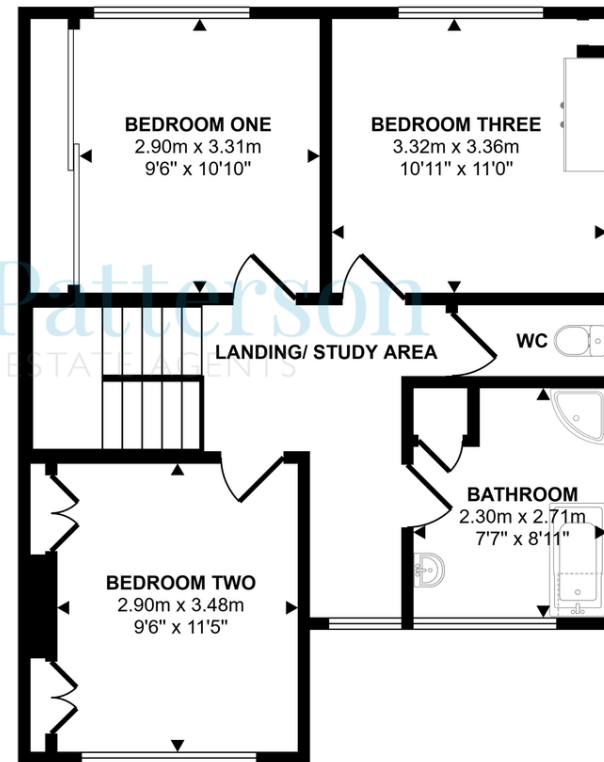
COUNCIL TAX BAND D (Solihull metropolitan borough council).




Approx Gross Internal Area
115 sq m / 1239 sq ft



Ground Floor
Approx 60 sq m / 644 sq ft



First Floor
Approx 55 sq m / 595 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.