



Skelcher Road, Shirley, Solihull, B90 2EY

Guide Price £389,950

Hawkins & Patterson
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The main shopping area in Shirley is approx one mile from the property and along the A34 Stratford Road one will be spoilt for choice with an array of facilities ranging from small specialty and convenience stores to a choice of major supermarkets and Superstores on the Retail Park, including the new Parkgate and Asda. Comprehensive bus services operate along the Stratford Road into the city of Birmingham and the nearby town centre of Solihull. There is a thriving business community along the Stratford Road which extends to the Cranmore, Widney and Monkspath Business Parks, and on to the Blythe Valley Business Park which straddle the junction of the M42 motorway. A short journey down the motorway will bring you to the NEC, Resorts World and Birmingham International Airport and Railway Station. There are local shops at the end of Newborough Road, including the popular 'Two Mugs' coffee house and Co-op. Further along Halsucks Green road there is a Sainsburys local, chip shop, Chinese and Indian. Shirley train station offers commuter trains running to Birmingham and Henley-In-Arden & Stratford-Upon-Avon in the opposite direction.

The property stands back from the road behind a full width tarmac driveway offering ample parking space, double glazed entrance door leading to;

ENCLOSED PORCH

Tiled floor, double glazed windows to front and side, further double glazed doors to;

WELCOMING ENTRANCE HALL

Stairs off to the first floor, understairs cupboard, radiator, double cloaks cupboard.

LIVING ROOM

Double glazed French doors to the patio, radiator, gas living flame fire and antique pine surround.





DINING ROOM

Double glazed bay window to front, radiator and laminate flooring.

SUPERB EXTENDED AND REFITTED KITCHEN

A beautifully appointed, refitted base, wall and drawer units, Corian worktops incorporating a sink drainer unit with mixer tap, integrated dishwasher, Bosch fridge and freezer, AEG double ovens, touch control Bosch four ring hob, with Faber extractor over. Double glazed windows onto the conservatory, radiator, tiled effect floor, door to the garage and door to;

FAMILY ROOM/ GARDEN ROOM

A spacious room enjoying views over the garden with a solid roof making it a usable space all year-round, double glazed windows to sides and rear, French doors to the rear garden and radiator.

BEDROOM ONE

Double glazed bay window to front and radiator.

BEDROOM TWO

Double glazed window to rear, fitted wardrobes and radiator.

BEDROOM THREE

Double glazed window to front and radiator.





REFITTED BATHROOM

Luxury, refitted bathroom suite, WC wall mounted vanity unit with wash basin, walkin double shower with thermostatic shower, rain head and separate spray attachment. Chromed heated towel rail, PVC cladded walls, frosted double glazed window to rear, LED downlights, airing cupboard housing the Vaillant combi boiler.

GARAGE

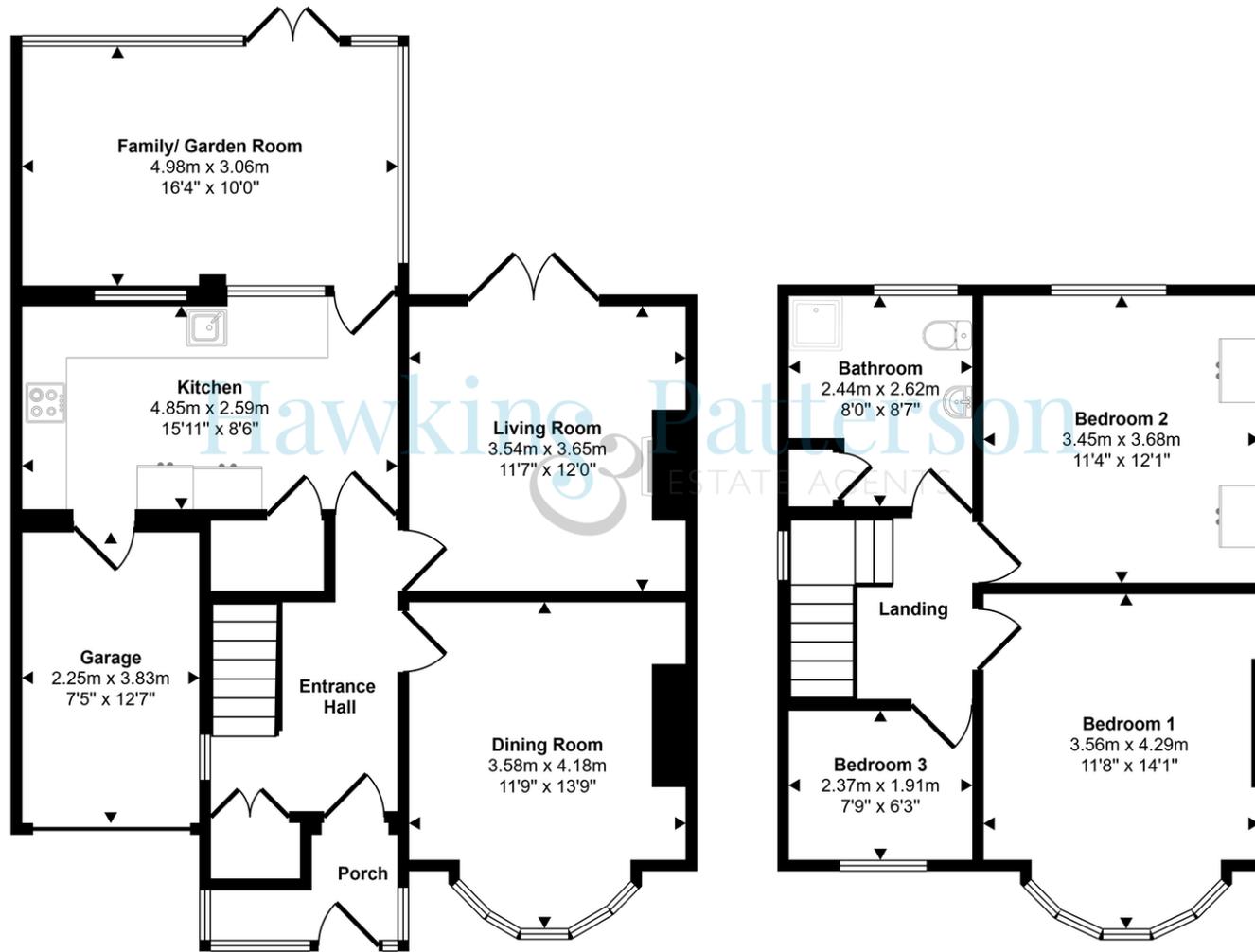
Metal up and over garage door, light and power, door to the kitchen.

REAR GARDEN

A beautiful, large, westerly facing rear garden which enjoys all the early afternoon till sunset sun. Lovely sandstone paved patio, generous shaped lawn with well stocked flower and shrubbery borders, fencing to sides and rear.



Approx Gross Internal Area
126 sq m / 1357 sq ft



Ground Floor
Approx 81 sq m / 870 sq ft

First Floor
Approx 45 sq m / 487 sq ft

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.