



Tanworth Lane, Shirley, Solihull, B90 4BZ

£565,000

Hawkins & Patterson
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This gorgeous semi detached home situated in a very convenient location. The retail park is within walking distance which includes the newly opened Marks & Spencers department store, NEXT, Costa coffee, Boots and many more. Solihull Town centre offers an excellent choice of shopping facilities including Touchwood and John Lewis. Bus stops can be found at the end of Blackford Road with bus services to Birmingham, Solihull, Henley-In-Arden and Stratford upon Avon. There is easy access to the M42, M40, M6 and M5 motorways and Birmingham international Airport and train station, NEC and resorts world are within a fifteen minute drive.

Description

The property is set back from the road behind a gravelled driveway, with matured hedging to the boundary, access is gained via double glazed doors leading into;

ENCLOSED PORCH

Black and white checkerboard tiled floor and feature original stained and leaded glass windows and door through to;

WELCOMING ENTRANCE HALL

Stairs off to the first floor with understairs storage cupboard. Plate rack, solid wood flooring, two radiators and doors leading to:

GUEST WC

Frosted double glazed window to side, radiator, tiled floor and WC.

ATTRACTIVE LIVING ROOM

Double glazed bay window to front, radiator, coved cornice, picture rail, feature fireplace with inset gas living flame fire.





DINING ROOM

Double glazed floor to ceiling bay window window to rear with sliding patio doors. Coved cornice, picture rail, radiator, feature stone fireplace with open fire and raised hearth.

SUPERB EXTENDED KITCHEN/ BREAKFAST/ FAMILY ROOM

Double glazed window to side, ceiling downlights, tiled floor, ample space for breakfast table, plinth electric heater. An extensive range of solid wood fronted, base, wall and drawer units, granite worktops incorporating a one and a half bowl sink and drainer to side. Integrated fridge, freezer, dishwasher, built in electric double ovens, warming drawer, five ring gas burner and extractor over. The family area/ garden room has a vaulted ceiling, double glazed window to side and French doors to the garden

UTILITY ROOM

Double glazed door to side with cat flap, fitted base units, granite effect worktops, ceramic sink drainer unit, wall mounted Worcester Bosch central heating boiler. Tiled floor, plumbing and space for washing machine, extractor fan, space for tumble dryer and freezer.

FIRST FLOOR LANDING

Stairs leading from the entrance hall, loft hatch with pull down ladder to access part boarded loft space with light, airing cupboard housing the hot water tank and shelving.





BEDROOM ONE

Double glazed window with an attractive view over the rear garden, two floor to ceiling wardrobes, radiator and picture rail.

BEDROOM TWO

Double glazed bay window to front, radiator and picture rail.

BEDROOM THREE

Double glazed window to front, radiator and picture rail.

BEDROOM FOUR

Double glazed window to front, picture rail and radiator.

BATH/ SHOWER ROOM

Frosted double glazed window to rear, white suite with WC, roll top bath, pedestal wash basin, corner cubicle with thermostatic shower, heated towel rail, half height wood panelling, picture rail, extractor, inset downlights and radiator.

SEPARATE WC

Frosted double glazed window to rear, WC, wood panelling, picture rail, tiled effect flooring and radiator.

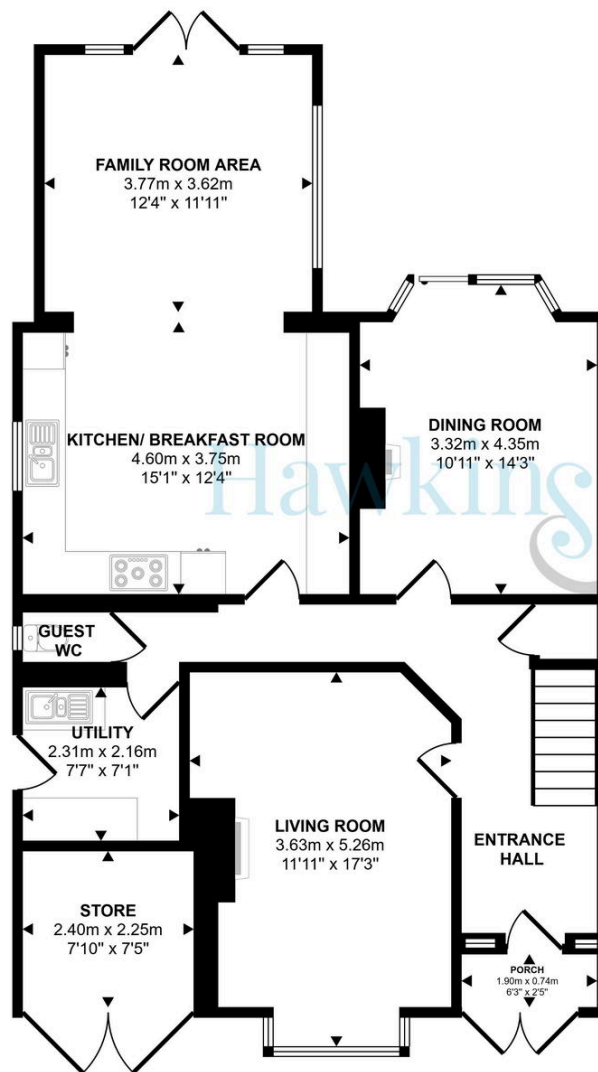
OUTSIDE

GARAGE/ STORE

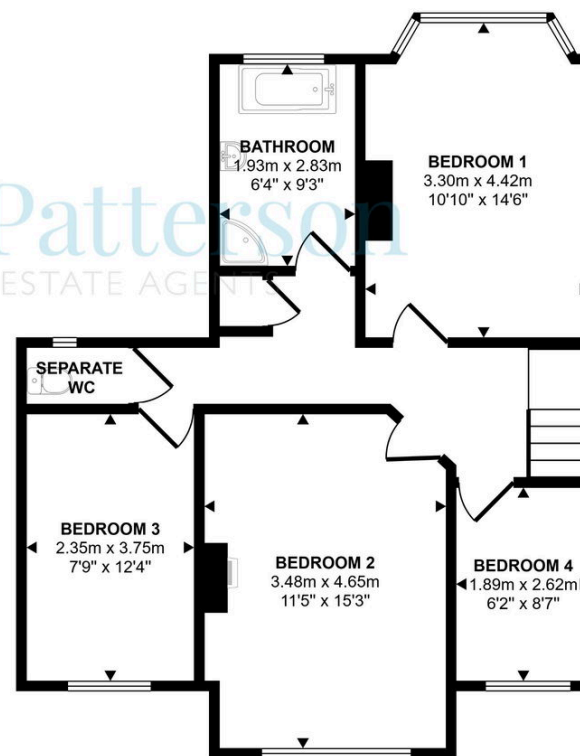
Metal up and over garage door to front, light and power points.



Approx Gross Internal Area
157 sq m / 1695 sq ft



Ground Floor
Approx 94 sq m / 1015 sq ft



First Floor
Approx 63 sq m / 680 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.