

# Horton & Senate



20 Deanbrook Close, Shirley, Solihull, B90 4XS

£323,400

- Two Bedroom Semi Detached
- Large Rear Garden
- Potential To Extend (STPP)
- Well Presented Throughout
- Single Garage
- Off Road Parking



# 20 Deanbrook Close, Solihull B90 4XS

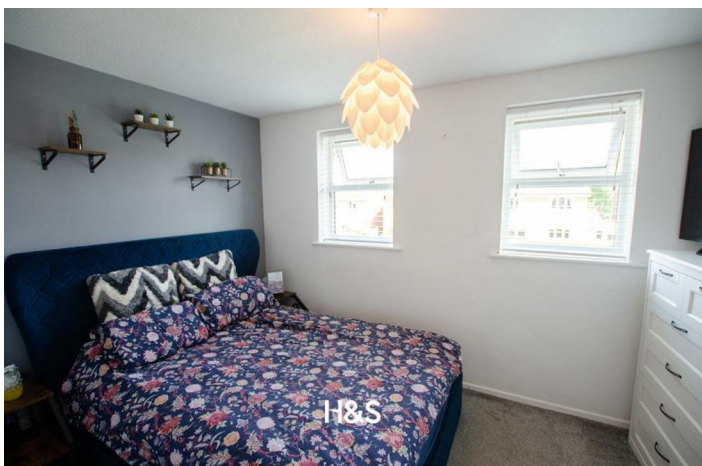
Welcome to Deanbrook Close, Shirley, Solihull - a charming location that could be the perfect setting for your new home. This delightful two-bedroom semi-detached property boasts a generous rear garden, ideal for relaxing or entertaining guests on warm summer evenings.

Step inside to discover a modern and well-presented interior that is sure to impress. The property offers the potential to extend, subject to planning permission, allowing you to tailor the space to suit your needs and lifestyle.

Located in a sought-after area, this property provides not just a home, but a lifestyle. With its convenient location and the potential for expansion, this could be the opportunity you've been waiting for. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful community.



Council Tax Band: C



## **Description**

### **Approach**

Via driveway with space for off road parking, access to the garage and front porch.

### **First floor**

#### **Lounge**

4.57m x 3.82m

Double glazed window to the front elevation, central heating radiator, feature fireplace and stairs to the first floor. Door leading to the kitchen.

#### **Kitchen**

A range of wall and floor based units with surface over and integrated appliances including oven, gas hob and dishwasher. Double glazed window to the rear elevation.

#### **Rear garden**

Tiled patio area leading to generous lawn.

### **First floor**

#### **Landing**

Doors to all first floor rooms. Access to the loft.

#### **Bedroom one**

2.52m x 3.82m

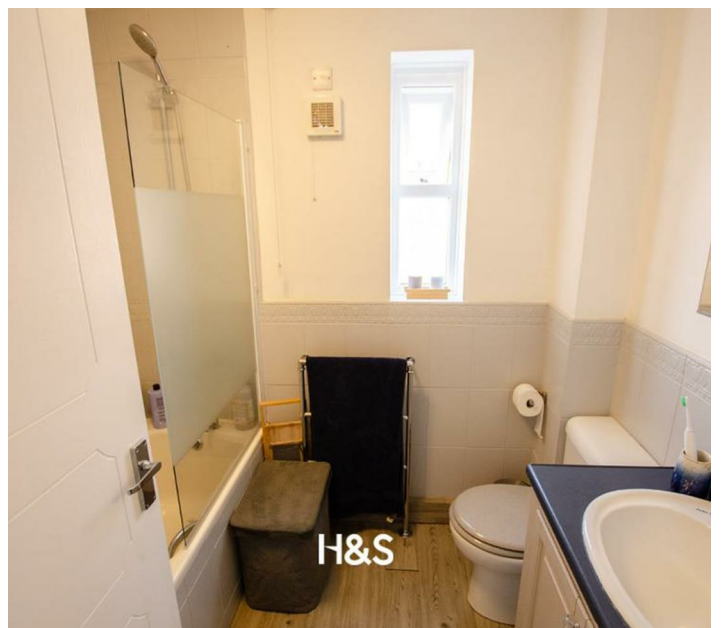
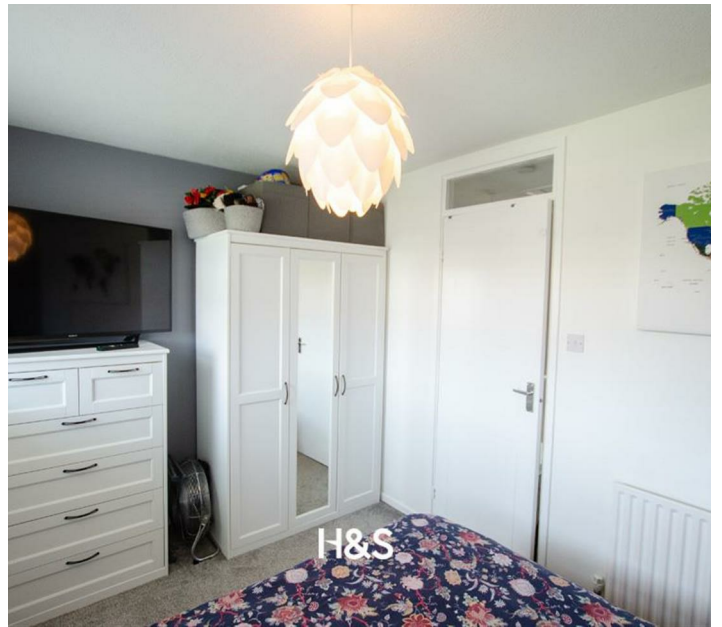
Double bedroom with a double glazed window to the rear elevation, central heating radiator.

#### **Bedroom two**

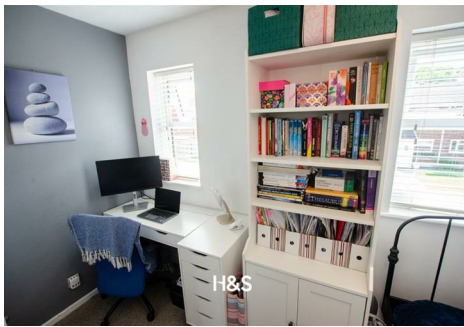
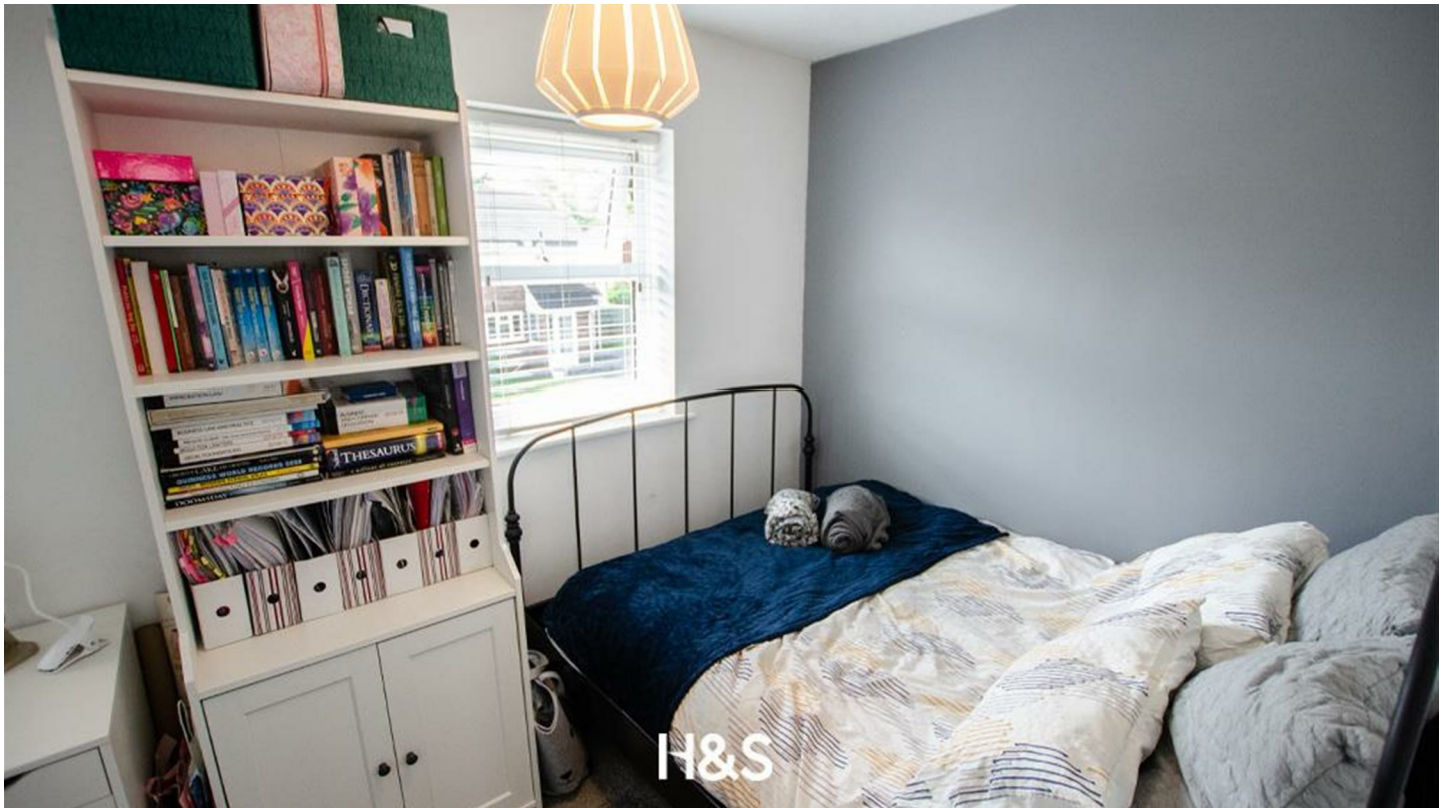
Double bedroom with a double glazed window to the front elevation, central heating radiator. Built in storage cupboard.

#### **Bathroom**

Bath with shower over, WC, wash basin with a storage cupboard under. A mirrored wall mounted cabinet and a heated towel rail. Double glazed window to the side elevation.









## Directions

## Viewings

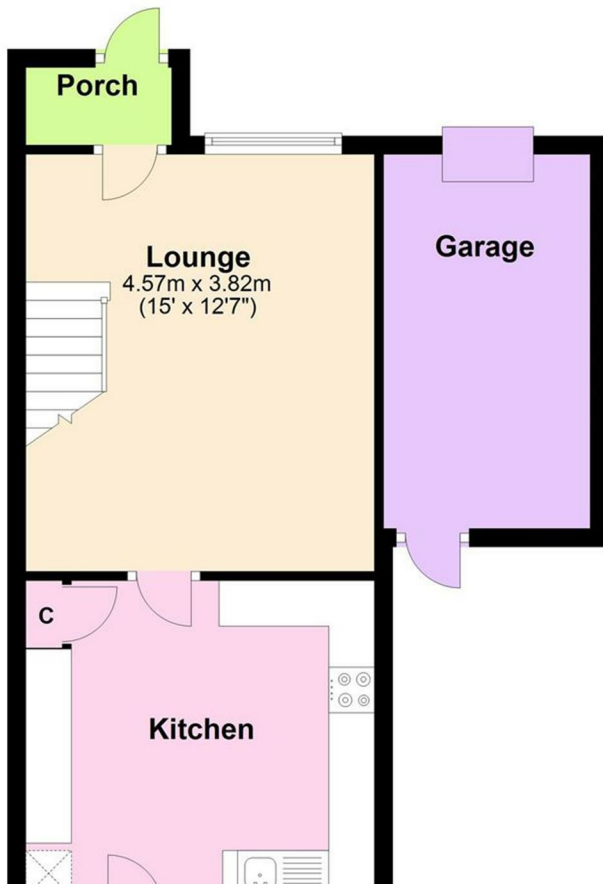
Viewings by arrangement only. Call 0121 6630099 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

