

Horton & Senate



45 Glascoate Close, Shirley, Solihull, B90 2TA

£365,000

- Three Bedroom Semi Detached
- Conservatory/Extension
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Modern And Well Presented Throughout
- Quiet Cul De Sac Location

45 Glascote Close, Solihull B90 2TA

Welcome to this charming semi-detached house located in the peaceful Glascote Close, Shirley, Solihull. This property boasts three generously sized bedrooms, perfect for a growing family or those in need of extra space.

One of the highlights of this lovely home is the conservatory/extension, providing a bright and airy space that can be enjoyed year-round. The open plan kitchen diner is ideal for entertaining guests or simply enjoying family meals together.

Situated in a quiet cul de sac, this property offers a tranquil environment away from the hustle and bustle. The driveway provides convenient off-road parking, ensuring you never have to worry about finding a space for your vehicle.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and experience the charm of Glascote Close for yourself.



Council Tax Band: D



Description

Approach

Via driveway with space for off road parking.

Ground floor

Hallway

Double glazed window to the side elevation, door leading to the lounge.

Lounge

Double glazed window to the front elevation, door opening to the staircase leading to the first floor, central heating radiator, feature fireplace with inset electric fire and door to the kitchen/diner.

Kitchen/diner

Double glazed window to the rear elevation and double glazed French style doors to the conservatory, central heating radiator, a range of modern wall and base mounted storage units with work surfaces over incorporating 1½ bowl sink and drainer with mixer tap, integrated electric double oven with gas hob and extractor fan, integrated dishwasher and fridge, space and plumbing for a washing machine.

Conservatory/extension

Double glazed windows overlooking the rear garden and double glazed French doors leading to the rear garden, and a central heating radiator.

First floor

Landing

Double glazed window to the side, loft hatch access with pull down ladder, and doors to first floor rooms.

Bedroom one

Double glazed window to the front, and central heating radiator.

Bedroom two

Double glazed window to the rear elevation, central heating radiator and storage cupboard.

Bedroom three

Double glazed window to the front, and central heating radiator.

Bathroom

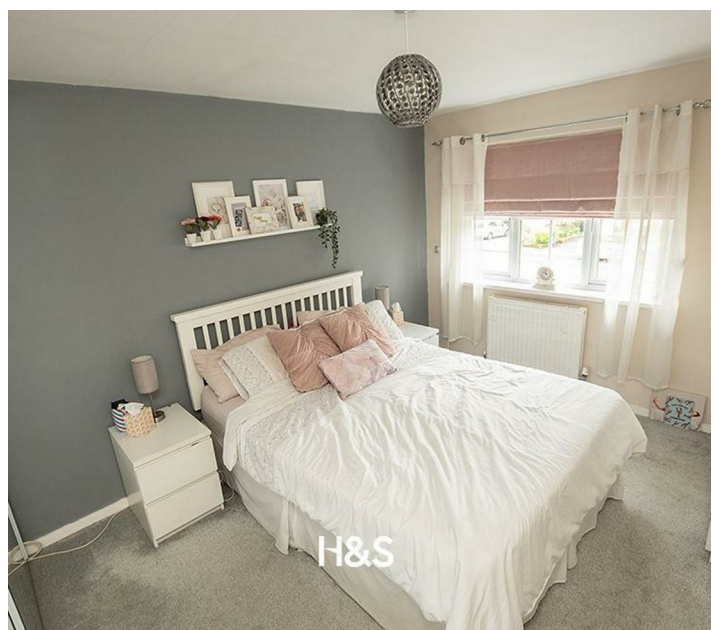
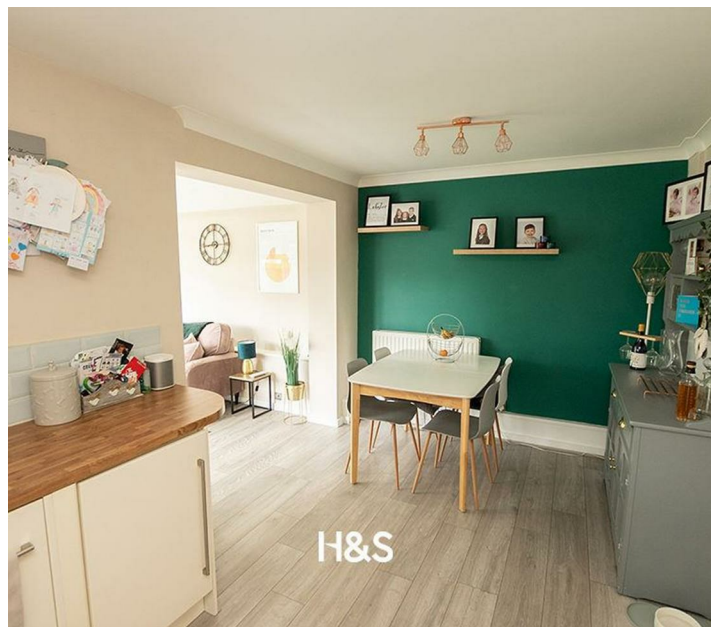
Double glazed window to the rear elevation, heated towel rail, panelled bath with mixer shower attachment, vanity wash hand basin, low level WC, glazed shower cubicle.

Rear garden

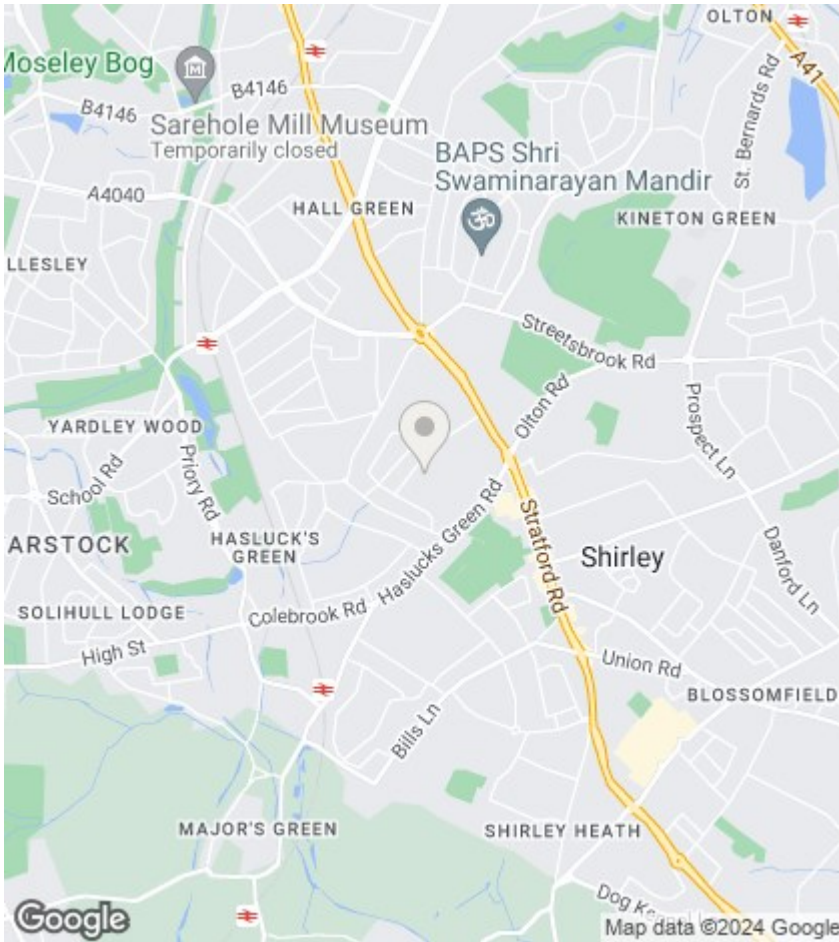
Paved patio with bordered lawn, fenced surround, outside tap and wide side access.

Garage

Having up and over door to the front driveway, light, power and wall mounted central heating boiler.







Directions

Viewings

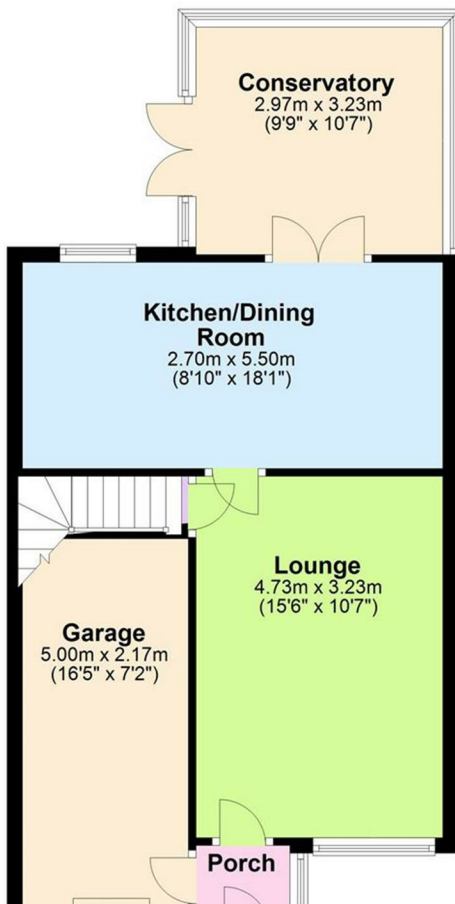
Viewings by arrangement only. Call 0121 6630099 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

