

# Horton & Senate



## 11 Gentleshaw Lane, Solihull, West Midlands, B91 2SS

£535,000

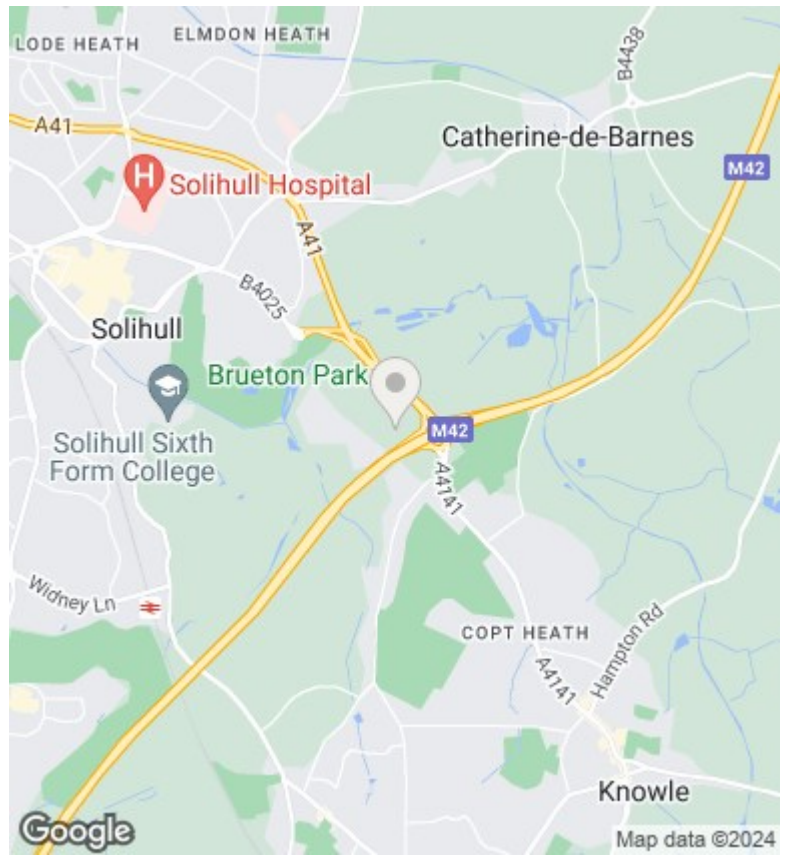
- Fantastic Location - Walking Distance to Brueton Park
- Four Bedrooms
- Lounge/Diner
- NO CHAIN
- Large Private Rear Garden
- Garage & Off Road Parking For Several Cars
- Extended Kitchen
- Conservatory
- Large Plot
- Cul de Sac Location

179 Stratford Road, Shirley, Solihull, West Midlands, B90 3AU  
0121 6630099

sales@hortonstorey.com  
www.hortonstorey.com



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

### Viewings

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

### Council Tax Band

E

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	