

Horton & Senate



40 Moreton Road, Shirley, Solihull, B90 3EH

£410,000

- Three Bedroom Semi Detached
- Two Receptions
- Immaculately Presented Throughout
- Generous Rear Garden
- Driveway With Space For Off Road Parking
- Close To Local Amenities
- Single Garage
- Potential To Extend STPP

40 Moreton Road, Solihull B90 3EH

Horton & Senate are pleased to present this immaculate three bedroom semi detached house located on Moreton Road in Shirley. With three bedrooms, a family bathroom, two downstairs receptions, kitchen, a generous rear garden and driveway with space for off road parking.

Call us today to arrange a viewing!



Council Tax Band: C



Description

Welcome to Moreton Road, Shirley, Solihull - a charming location that could be the perfect setting for your new home. This property offers a wonderful opportunity for you to create the living space of your dreams. Situated in the heart of Solihull, this location provides a perfect balance of tranquillity and convenience.

Moreton Road is known for its picturesque surroundings and friendly community, making it an ideal place to settle down. Whether you're looking to enjoy a peaceful evening in your garden or explore the nearby parks and amenities, this property offers the best of both worlds.

With its central location, you'll have easy access to local shops, schools, and transport links, ensuring that everything you need is right at your doorstep. Imagine starting your day with a leisurely stroll to a nearby café for a morning coffee, or taking a short drive to the bustling town centre for some shopping.

Don't miss out on the opportunity to make this property your own and create a space that truly reflects your style and personality. Moreton Road is waiting to welcome you home - come and discover the endless possibilities that await you in this delightful neighbourhood.

Approach

Via driveway with space for off road parking.

First floor

Hallway

Doors to first floor rooms, stairs to the first floor, central heating radiator.

Front Reception

Feature fireplace, doors leading to rear reception, double glazed bay window to the front elevation, central heating radiator.

Rear Reception

French doors leading to rear garden, door to access the kitchen, central heating radiator.

Kitchen

A range of wall and floor based units with surface over, inset sink with mixer tap, integrated appliances including oven, gas hob, extractor fan, and dishwasher. Heated towel rail, double glazed window to the rear elevation, door leading to the rear garden. Plumbing for washing machine.

Rear Garden

Tiled patio area leading to the lawn with mature bushes and shrubs to borders, garage, wooden bar area with decking.

First floor

Landing

Doors to first floor rooms, access to the loft, double glazed window to the side elevation.

Bedroom one

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

Bedroom two

Double bedroom, double glazed window to the front elevation, central

heating radiator.

Bedroom three

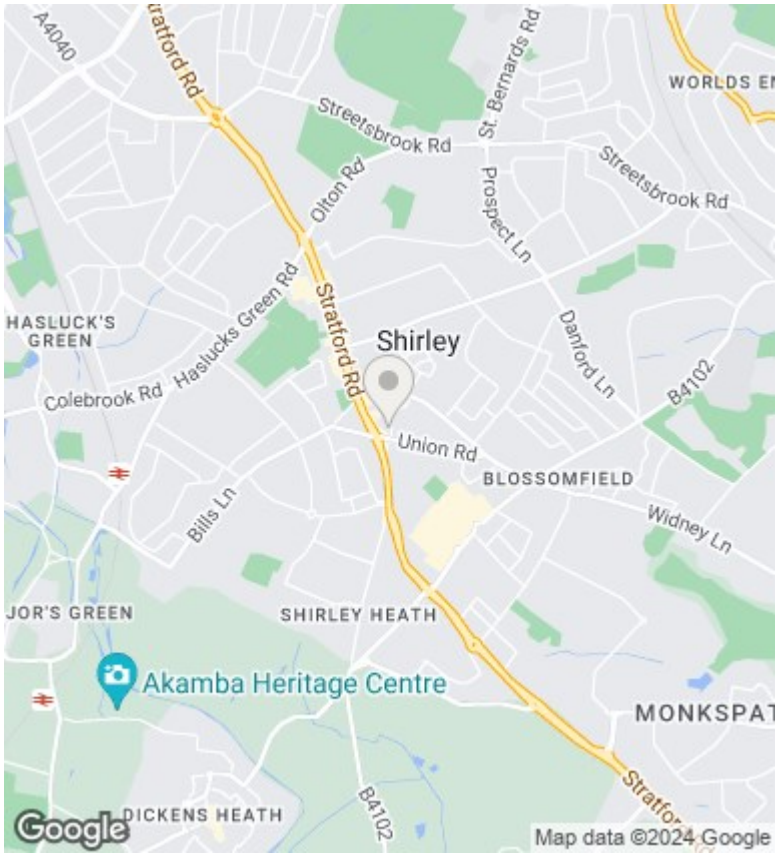
Double glazed window to the front elevation, central heating radiator.

Bathroom

Tiled walls, bath with shower over, WC and wash basin. Wall mounted cabinet with mirrored doors. Heated towel rail.







Directions

Viewings

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

Council Tax Band

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