

Horton & Senate



74 Berry Maud Lane, Shirley, B90 1BZ

£399,950

- Four Bedroom Semi Detached
- No Upward Chain
- Well Presented Throughout
- En Suite To Master Bedroom
- Newly Refurbed
- Single Garage
- Downstairs WC
- Off Road Parking

74 Berry Maud Lane, Shirley B90 1BZ

Horton & Senate are pleased to present this stunning semi-detached home with no upward chain, situated on Berry Maud Lane. Four generously proportioned bedrooms across three floors, a family bathroom, en suite, downstairs reception, kitchen and downstairs WC, garage and driveway with space for off-road parking.

Call us today to arrange a viewing!

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Council Tax Band: E



This lovely home boasts a spacious 1,335 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing after a long day or hosting guests. With four cosy bedrooms, there is plenty of space for everyone to have their own sanctuary to unwind and rest.

The property features two modern bathrooms, ensuring convenience and comfort for all residents. Built in 2015, this home offers a contemporary feel with all the amenities needed for today's lifestyle.

Parking is always a breeze with space for one vehicle, making trips to the shops or commuting to work hassle-free. Whether you're a first-time buyer, a family looking to upsize, or someone seeking a fresh start, this property has the potential to be the perfect place to call home.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards owning your dream home on Berry Maud Lane.

Ground floor

Hall

Door to ground floor rooms, stairs to first floor, central heating radiator.

WC

WC and wash basin. Central heating radiator and double glazed window to the side elevation.

Kitchen/diner

A range of floor and wall based units with surface over, integrated appliances including dishwasher, oven, gas hob, fridge freezer. Extractor fan. Central heating radiator and double glazed bay window to the front elevation.

Lounge

French doors leading to the rear garden. Central heating radiator.

First floor

Landing

Doors to first floor rooms and stairs to second floor. Storage cupboard.

Bedroom

Double bedroom with a central heating radiator and double glazed window to the front elevation.

Bedroom

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

Bedroom

Bedroom with central heating radiator and a double glazed window to the rear elevation.

Bathroom

Double glazed window to the front elevation. WC, wash basin, bath with shower over. Heated towel rail.

Second floor

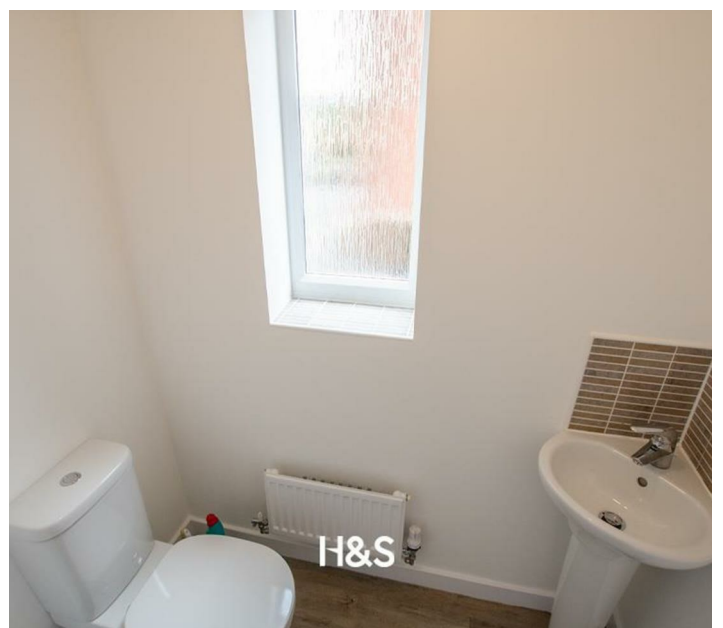
Double bedroom, central heating radiator. Double glazed windows to the front and rear elevation.

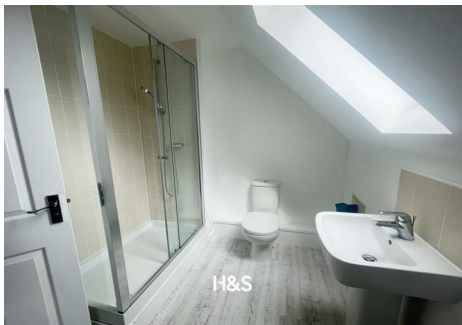
En suite

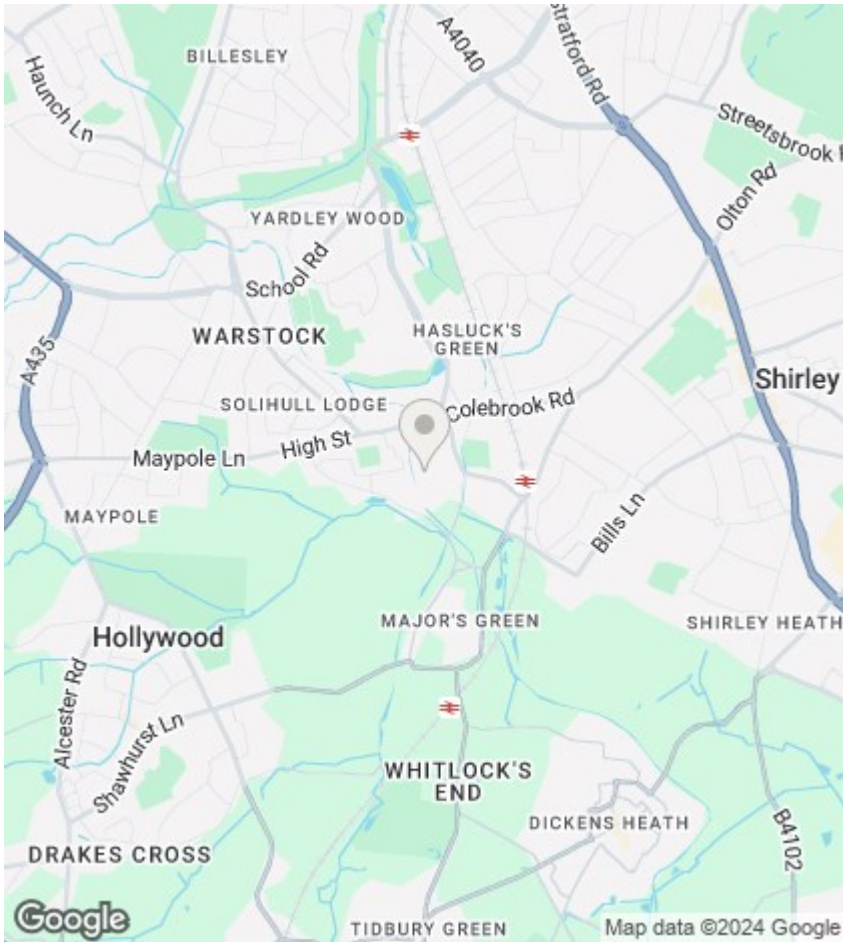
Walk in shower, WC, wash basin. Heated towel rail and double glazed window to the rear elevation.

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.







Directions

Viewings

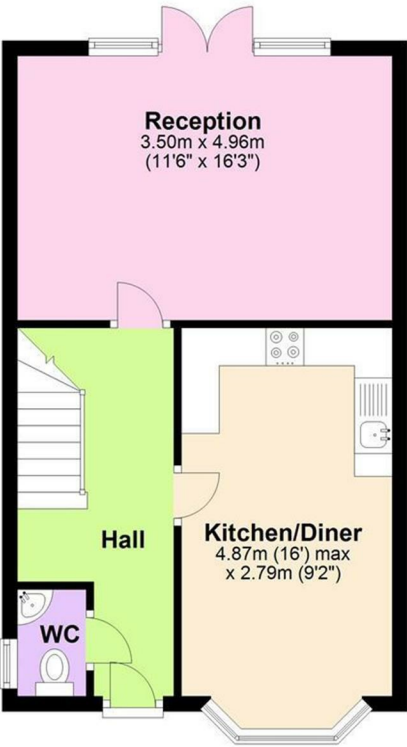
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

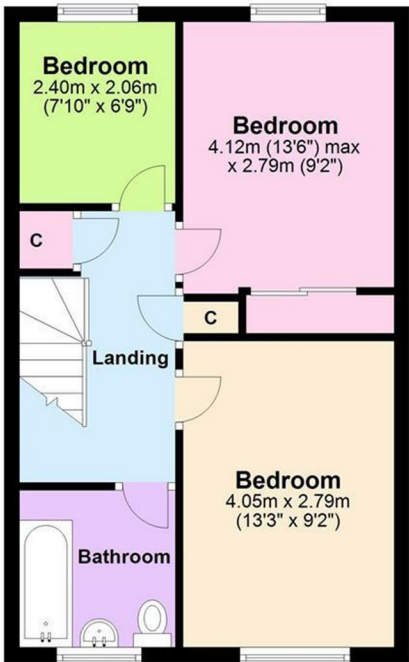
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Second Floor

