

Horton & Senate



18 Palmers Close, Shirley, Solihull, B90 3NU

£549,950

- Extended
- Detached
- Private Rear Garden
- Convenient Location
- Four Double Bedrooms
- Garage
- Quiet Cul-De-Sac
- Family Home

18 Palmers Close, Solihull B90 3NU

A rare opportunity to purchase an extended detached family home situated on a sought after cul-de-sac near to all local amenities Shirley has to offer. The property also benefits from being located very near to Palmers Rough local nature reserve. Internal viewing is recommended to appreciate the size and quality of the property.

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Council Tax Band:



DESCRIPTION

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LOCAL AREA

Situated on a popular road in Shirley, this property has great access to transport links and local shops such as; bus stops, Shirley train station, M42 motorway network, retail parks and Shirley High Street. The High Street boasts a range of national supermarkets to independent shops. There is something for everyone.

APPROACH

Via a block paved drive leading down towards the extended porch.

EXTENDED PORCH/ENTRANCE HALL

The porch has been extended by the current owners providing a welcoming entrance to the home having a double glazed window to the side elevation, a central heating radiator, door leading to the lounge and stairs to the first floor landing.

LOUNGE AREA

11'4" x 15'4"

A bright room benefiting from a double glazed window to the front elevation, a central heating radiator, a gas fire with feature fireplace and an opening leading into the dining area.

DINING AREA

9'9" x 10'10"

A useful dining room with sliding patio doors to the rear elevation providing views over looking the private rear garden, a central heating radiator, a door leading to the kitchen and a door leading to the family room.

FAMILY ROOM

13'11" x 15'11"

This room has been added to the property and is perfect for a family room or play room. Having sliding patio doors to the rear elevation leading to the rear garden, a double glazed window to the front elevation and a central heating radiator.

KITCHEN/BREAKFAST ROOM

9'8" x 11'8"

The kitchen comprises of: roll top work surfaces installed in 2019 with separate breakfast bar, integrated dish washer and fridge. Double glazed window to the rear elevation over looking the private rear garden, stainless steel sink with drainer and mixer tap, five ring gas hob with integrated wall mounted oven and a central heating radiator.

UTILITY ROOM

5'1" x 8'6"

Plumbing for washing machine, a storage cupboard, wall mounted radiator, door to downstairs w.c. and door to kitchen.

GUEST WC

Comprising of a wc, a sink, tiling to splash prone areas and an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

Doors to bedrooms and family bathroom.

MASTER BEDROOM

11'5" x 10'10"

A large double bedroom with a range of built in wardrobes, a double glazed window to the front elevation, central heating radiator and an opening onto the shower room.

SHOWER ROOM

En suite shower room with double sized shower enclosure and mains shower.

BEDROOM TWO

9'9" x 10'10"

Another double bedroom with a range of built in wardrobes, a double glazed window to the rear elevation over looking the private rear garden and a central heating radiator.

BEDROOM THREE

8'4" x 9'6"

A generous sized bedroom that has a built in storage cupboard, a double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR

8'2" x 8'0"

Another generous bedroom having a double

glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM

The suite comprises of a panelled bath with a shower tap attachment, a vanity unit incorporating the sink and wc, a central heating radiator and an obscure double glazed window to the side elevation.

OUTSIDE

PRIVATE REAR GARDEN

This really is the selling feature for this property. The private rear garden is not over looked and is perfect for entertaining or just relaxing enjoying the vast range of birds you can hear in the nearby nature reserve. Having a raised paved patio, leading down to a shaped lawn with mature shrubs and hedges to the boundaries.

VENDOR COMMENTS

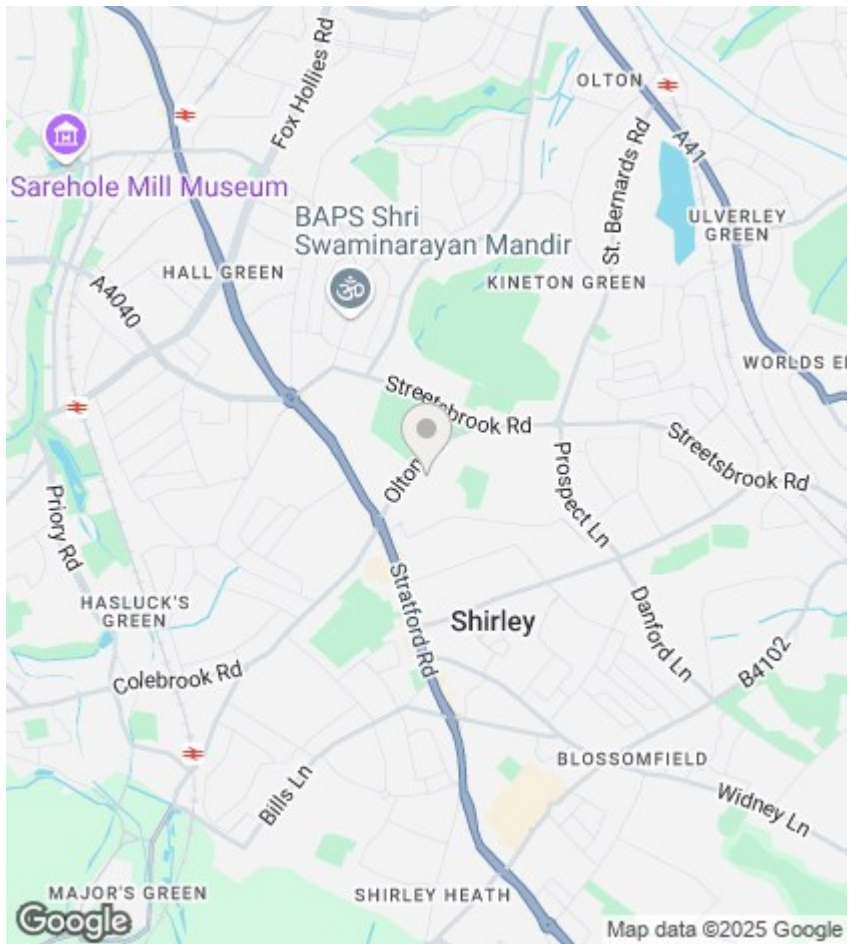
We have enjoyed living here for over 24 years. It is a quiet, peaceful location with friendly neighbours, most of which have lived here since the houses were built in 1976. It is an ideal location with plenty of shops and leisure facilities close to hand. However, we have now decided that now is the right time to downsize.

THE MONEY LAUNDERING, TERRORIST FINANCING AND

'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'







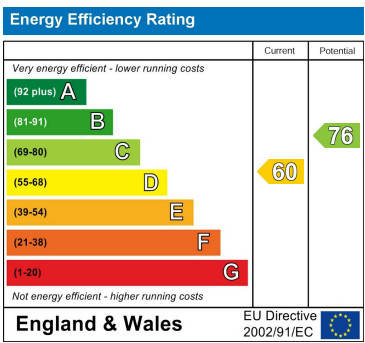
Directions

Viewings

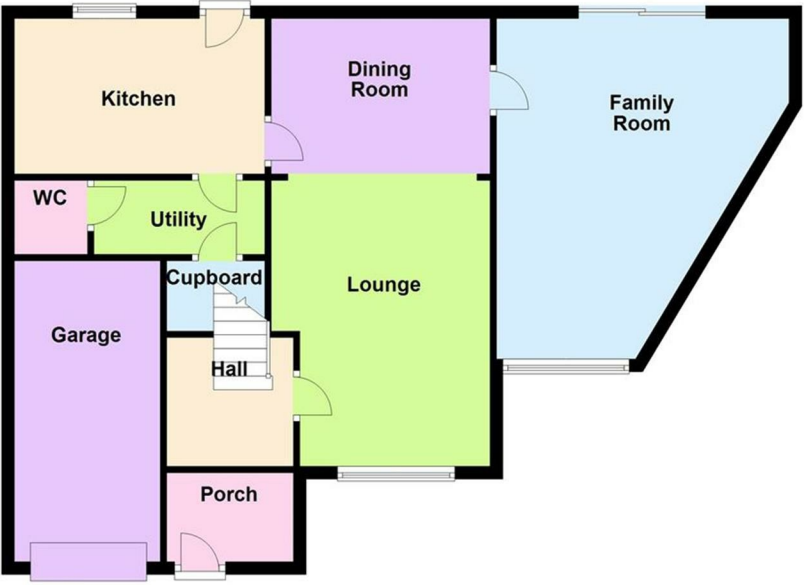
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

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Ground Floor



First Floor

