



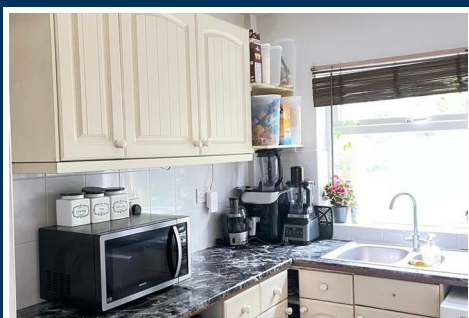
406 Shirley Road

Acoks Green, Birmingham, B27 7NX

Offers Over £300,000



LOVELY THREE BEDROOM SEM-DETACHED FAMILY HOME On approach the property has a driveway and comprises of two light and airy family rooms, kitchen, a delightful garden with a patio space, a lean-to, three bedrooms, a bathroom and separate wash closet. Based in a vibrant location with a number of restaurants and shopping facilities only a short distance away, as well as Solihull Town Centre and Hall Green Train station allowing for easy access routes into the City. EPC is TBC. Please contact our Moseley Office to book a viewing: **0121 442 4040!**



Approach

The property is approached via a front driveway providing off street parking with lawn turfed area leading to a UPVC front entry door opening into:

Porch

With ceiling light point and single glazed wooden front entry door opening into:

Entrance Hallway

With ceiling light point, central heating radiator, stairs giving rise to the first floor landing, door opening into storage cupboard providing useful storage and doors opening into:

Reception Room One

14'8" x 10'0" (4.48 x 3.05)

With double glazed bay window to the front aspect, central heating radiator, three light points and decorative fireplace.

Reception Room Two

13'4" x 10'0" (4.07 x 3.05)

With central heating radiator, double glazed window and double glazed door to the rear aspect and ceiling light point.

Kitchen

11'5" x 6'7" (3.49 x 2.01)

With double glazed window to the rear aspect, ceiling spotlights, ceiling light point, wall and base units with work surface over incorporating sink and drainer with mixer tap, space for washer/dyer and cooker, wall mounted boiler, door giving access into:

Side Lean-To

With double glazed doors giving access to the rear and front aspects.

First Floor Accommodation

From hallway stairs with balustrades gives rise to the first floor landing with ceiling light point, double glazed window to the side aspect and doors opening into:

Separate WC

2'6" x 3'7" (0.78 x 1.11)

With low flush WC,

Bathroom

5'11" x 6'7" (1.81 x 2.02)

With panel bath with mixer tap and shower over, sink with hot and cold taps, double glazed obscured window to the rear aspect and loft access point.

Bedroom One

10'0" x 14'11" (3.07 x 4.56)

With ceiling light point, central heating radiator and double glazed bay window to the front aspect.

Bedroom Two

12'9" x 10'0" (3.89 x 3.06)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

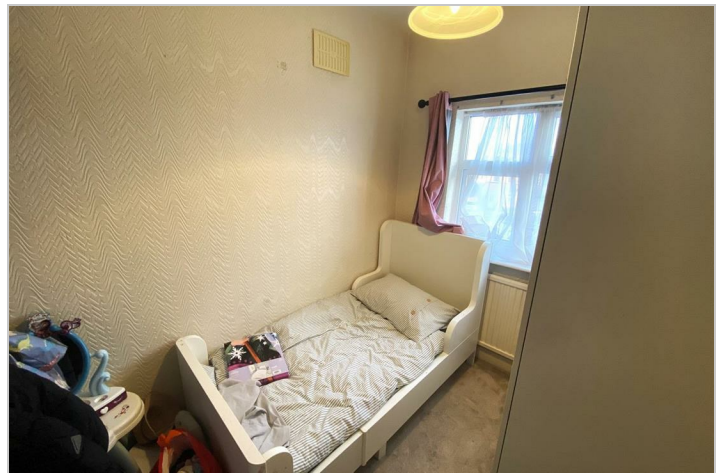
Bedroom Three

8'1" x 6'7" (2.47 x 2.02)

With ceiling light point, central heating radiator and double glazed window to the front aspect.

Garden

A landscaped garden with mature greenery, two separate patio areas with seating and a shed.





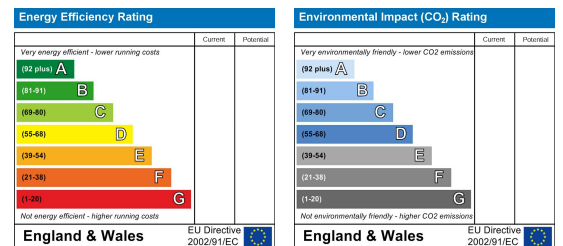
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.