

# Horton & Senate



32 Tilesford Close, Shirley, Solihull, West Midlands, B90 4YF

£1,495

- Three Bedroom
- Off Road Parking
- EPC C
- Link Detached
- Popular Location
- Council Tax D
- Side Garage
- Available Late April

# 32 Tilesford Close, Solihull B90 4YF

Horton & Senate are pleased to offer this three bedroom link detached property with integral side garage and off road parking. Located close to local amenities and M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of entrance hallway with fitted storage, downstairs guest toilet, lounge with feature fireplace, dining area, breakfast area with fitted breakfast bar, refitted kitchen with integrated appliances, bedroom with en-suite shower room, fitted family bathroom, pleasant rear garden with block paved patio area and gated side access to front of property. Available End April

3

2

null

C

Council Tax Band: D



Senate Property Services are pleased to offer this three bedroom link detached property with integral side garage and off road parking. Located close to local amenities and M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of entrance hallway with fitted storage, downstairs guest toilet, lounge with feature fireplace, dining area, breakfast area with fitted breakfast bar, refitted kitchen with integrated appliances, bedroom with en-suite shower room, fitted family bathroom, pleasant rear garden with block paved patio area and gated side access to front of property.







Total area: approx. 99.4 sq. metres (1070.0 sq. feet)  
This floor plan is not to scale and is for illustration/marketing purposes of Senate Property Services Ltd. Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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