

Horton & Senate



7 Packmores, Shirley, Solihull, B90 1SX

£399,950

- Situated On A Quiet Courtyard
- Well Presented Throughout
- Large Landscaped Rear Garden
- En Suite To Master
- Three Generously Proportioned Bedrooms
- Single Garage
- Downstairs WC
- Worcester Bosch Greenstar Boiler Fitted 2023 With 10 Year Guarantee & Google Nest Learning Thermostat

7 Packmores, Solihull B90 1SX

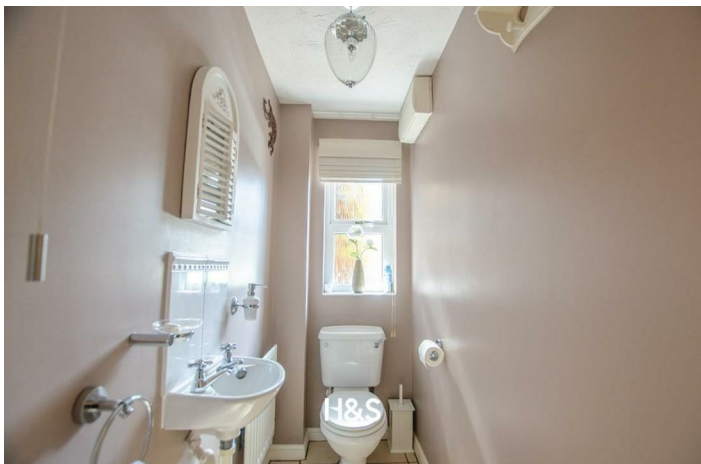
This beautifully maintained home offers spacious living with good-sized bedrooms, a family bathroom, en suite, and guest WC. The open-plan kitchen diner flows seamlessly into the generous rear garden, perfect for entertaining. Enjoy a separate front lounge, single garage, and allocated parking, all tucked away in a quiet, private courtyard location.

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Council Tax Band: D



Approach

Via courtyard with allocated parking and access to the front of the property, garage and side access to the rear garden.

Hallway

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

WC

WC, wash basin, central heating radiator, double glazed window to the side elevation.

Lounge

4.59m(15'1") x 2.98m(9'9")

Feature fireplace with a gas fire, double glazed window to the side elevation and further double glazed window to the front elevation with double radiator beneath.

Kitchen

3.32m(10'11") x 2.28m(7'6")

Having a range of fitted base and wall cupboard and drawer units with complementary worksurfaces over and tiling to splashback areas. Inset stainless steel single drainer sink unit with mixer tap, built in Bosch double oven and four ring gas hob with a concealed illuminated extractor system over, space and plumbing for washing machine, integrated Bosch dishwasher, integrated low level fridge and separate freezer, access to roof void, double glazed windows to the rear and side elevations and door opening to the rear garden.

Dining area

3.21m(10'6") x 2.82m(9'3")

Having continuation of the wood laminate flooring, window to rear with double radiator beneath, ceiling light point and further radiator.

First floor

Landing

Having access to roof space, airing cupboard, double glazed window to the rear elevation and a central heating radiator.

Master bedroom

3.17m(10'5") x 3.00m(9'10")

Custom fitted built in storage with included bed side cabinets, a double glazed window to the front elevation, central heating radiator, and an arched opening leading to the dressing area.

Dressing area

With twin built in mirror fronted sliding door wardrobes which provide ample hanging rail and storage space, door leading to the en suite.

En suite shower room

Having a white suite comprising fully tiled shower cubicle having a Mira Select shower system with recessed downlighter, w.c., pedestal wash hand basin, complementary mosaic style tiled splashbacks, shaver point, ceiling light point, extractor, radiator and a double glazed window to the side elevation.

Bedroom two

3.78m(12'5") max(2.69m min) x 3.15m(10'4")

Having a useful wardrobe space with hanging rail and shelf over, recessed downlighter and arched opening leading through into the bedroom. Having ceiling light point and double glazed window to the front elevation with double radiator beneath.

Bedroom three

2.81m(9'3") x 2.27m(7'5")

Double glazed window to the rear elevation and a central heating radiator.

Bathroom

Panelled bath with a fitted shower unit over, WC, pedestal wash hand basin, complementary wall tiling, shaver point, ceiling light point, central heating radiator, extractor fan and a patterned double glazed window to the rear elevation.

Outside

The property is situated in an attractive courtyard setting.

Garage

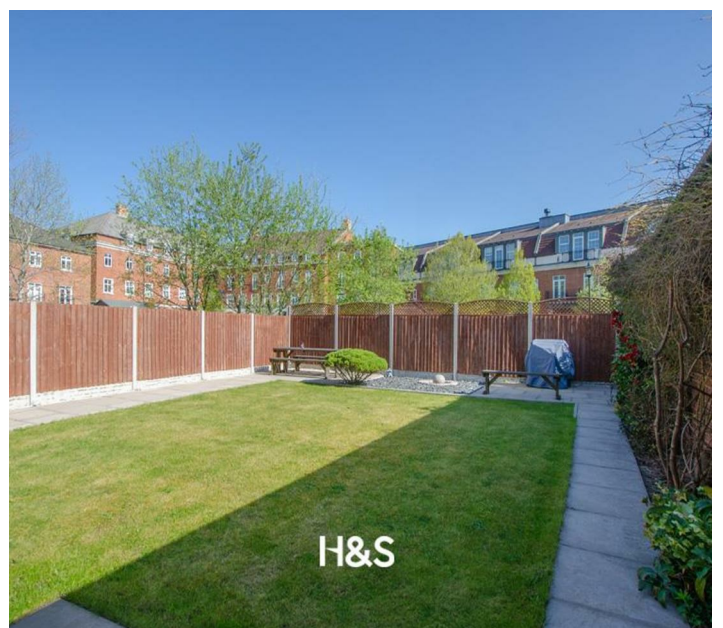
4.97m(16'4") x 2.37m(7'9")

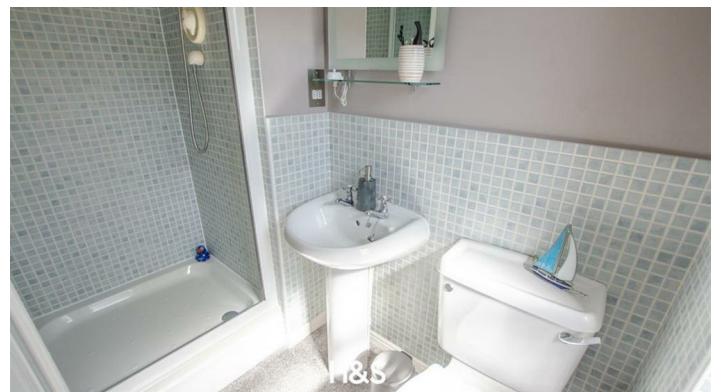
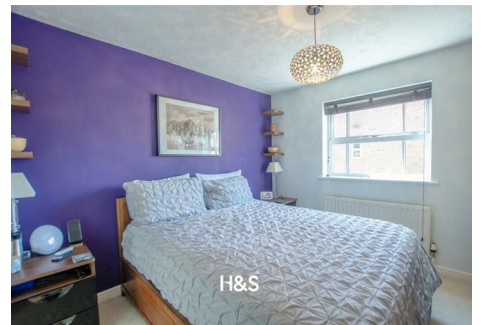
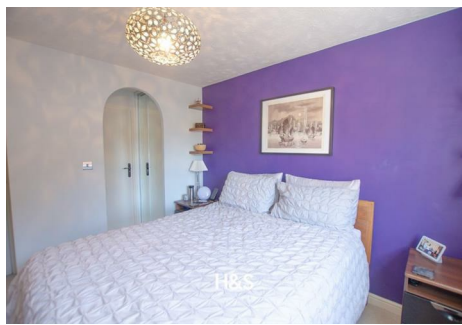
Up and over door, light and power and personal

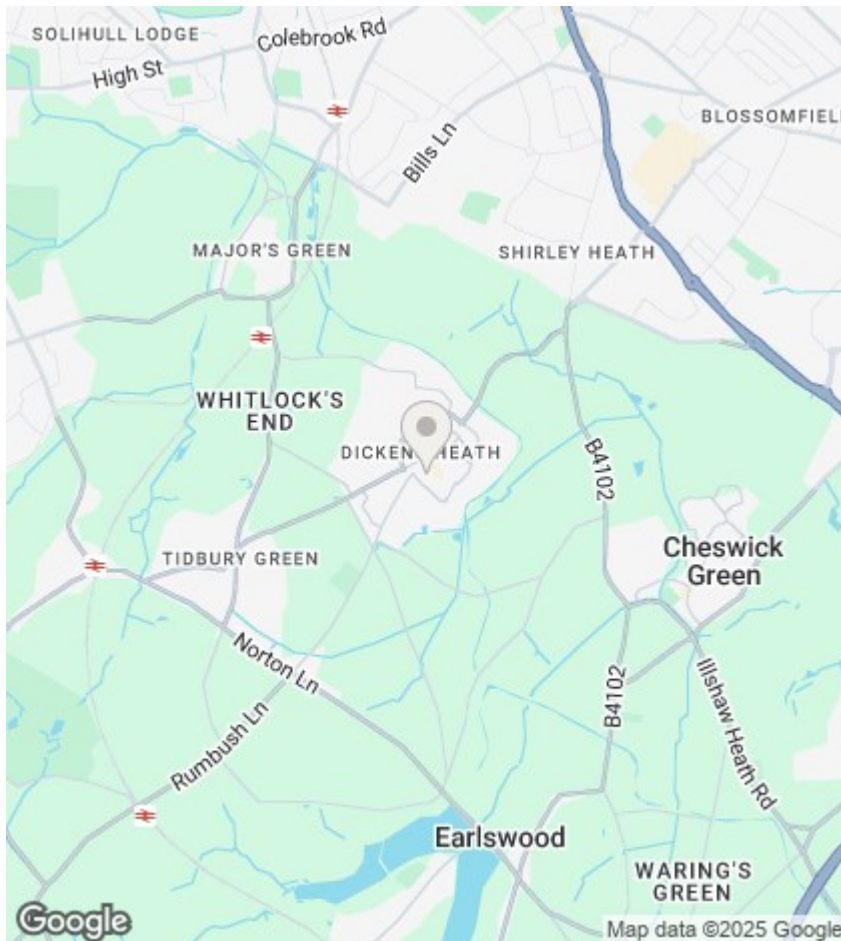
double glazed door to the rear garden. There is further parking in front of the garage and the property.

Rear garden

A good size garden mainly laid to lawn with tiled borders and a patio area with seating at the rear. Personal door to garage. Wooden gate gives access to the courtyard at the front of the property.







Directions

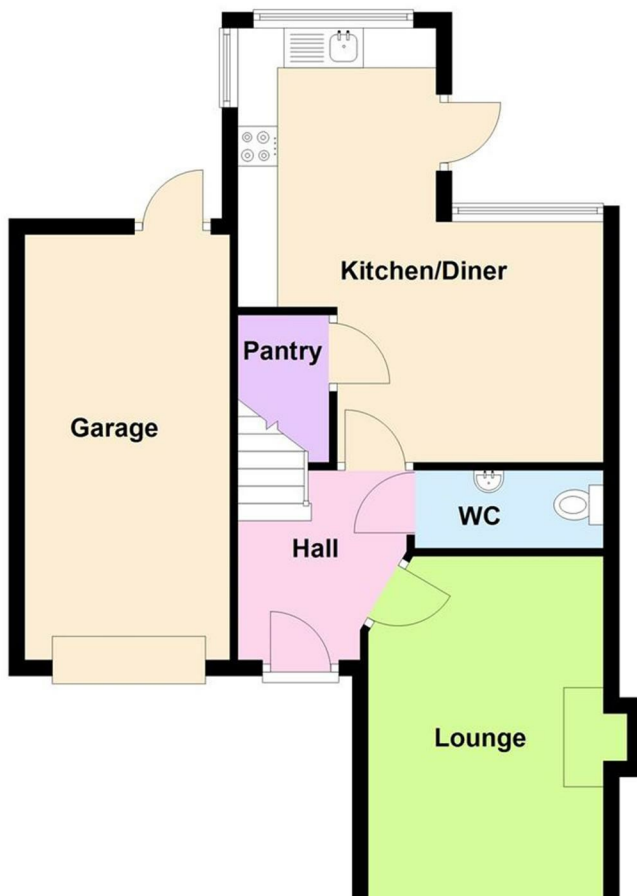
Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

