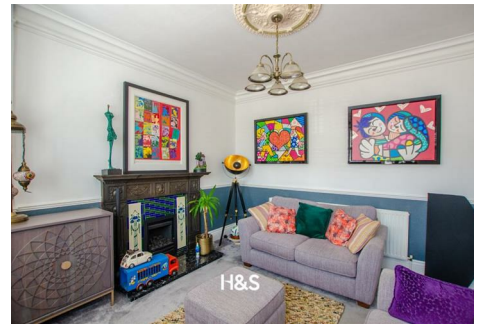
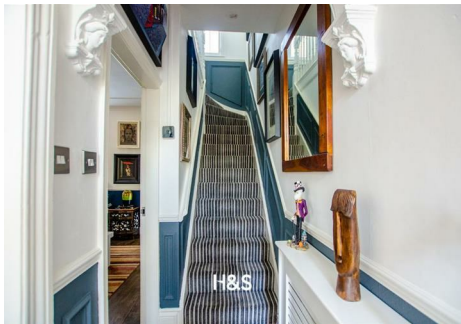


Horton & Senate



103 Union Road, Shirley, Solihull, B90 3BZ

£500,000

- A Beautifully Presented & Extended Three Storey Semi Detached Period Home
- Large Conservatory
- Generous Rear Garden
- Two Receptions
- Driveway With Off Road Parking
- Walking Distance To Local Amenities & Schools

103 Union Road, Solihull B90 3BZ

Situated on the sought-after Union Road in the heart of Shirley, Solihull, this stunning extended four-bedroom semi-detached period property offers an exceptional blend of timeless character and contemporary comfort across three spacious floors.

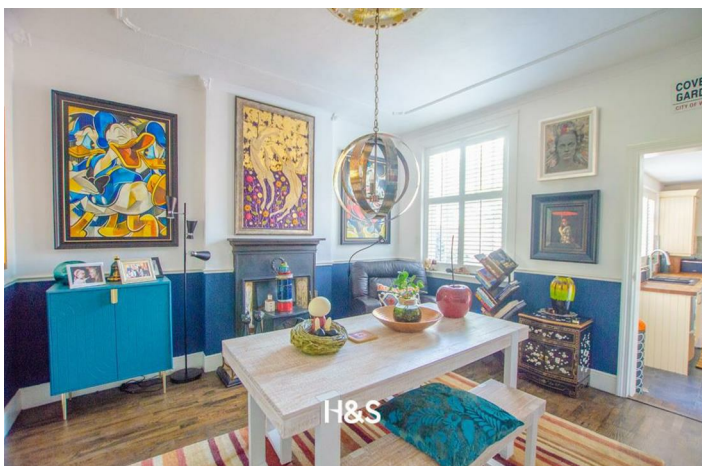
Immaculately presented throughout, the property features elegant period details alongside modern finishes, creating a warm and inviting atmosphere. The expansive layout includes a luxurious master bedroom with a stylish en suite, three further well-proportioned bedrooms, and the added convenience of a guest shower room on the ground floor—ideal for visiting friends or family.

4

2

3

Council Tax Band:



Approach

Via a block paved driveway providing off road parking and gated side access.

Enclosed Porch

Access the property via an obscure glazed wooden door.

Entrance Hallway

With oak flooring, a feature decorative archway, coving to ceiling, central heating radiator and stairs leading to the first floor.

Lounge to Front

13' 5" into bay x 11' 9" (4.1m x 3.6m)

Coving to ceiling, central heating radiator, double glazed bay window to front elevation with custom fit shutters and a feature fireplace with marble hearth, tiled inlay and iron surround.

Dining Room

2' 9" x 12' 5" (3.9m x 3.8m)

Central heating radiator, oak flooring, double glazed window to rear with custom fit shutters, coving to ceiling and a feature iron fireplace with tiled inlay.

Kitchen

13' 5" x 7' 10" (4.1m x 2.4m)

Being fitted with a range of wall, drawer and base units with complementary wood work surfaces, composite sink and drainer unit with mixer tap, Metro tiling to splashback areas, five ring AEG gas hob with extractor over, inset eye-level double oven, grill and microwave oven, space and plumbing for washing machine, dishwasher and tumble dryer, slate effect tiling to floor, radiator, spot lights to ceiling, cupboard housing Worcester Bosch boiler, useful under-stairs storage cupboard, double glazed window to side with custom fit shutters, UPVC double glazed door leading out to the rear garden.

Inner Lobby

With oak flooring, ceiling light point, loft access, space for fridge freezer, part glazed double doors to conservatory.

Ground Floor Shower Room

Being fitted with a three piece white suite comprising shower cubicle with electric shower,

low flush WC and wash hand basin, tiled flooring, tiling to water prone areas, electric wall heater and obscure double glazed window to side elevation.

Conservatory

12' 1" x 15' 5" (3.7m x 4.7m)

With double glazed windows, oak flooring, central heating radiator, double glazed French doors leading out to the rear garden, ceiling light point and power points.

Landing

Central heating radiator, double glazed window to rear with custom fit shutters, stairs leading to the second floor.

Bedroom Two to Rear

9' 10" x 7' 2" (3.0m x 2.2m)

With coving to ceiling, double glazed window to rear elevation with custom fit shutters, central heating radiator.

Bedroom Three to Front

0' 9" x 9' 6" (3.3m x 2.9m)

With coving to ceiling, double glazed window to front elevation with custom fit shutters, central heating radiator, original iron fireplace.

Family Shower Room

9' 10" x 5' 2" (3.0m x 1.6m)

Being fitted with a three piece white suite comprising walk-in shower cubicle with thermostatic rainfall shower, WC with enclosed cistern and vanity sink, obscure double glazed window to side with custom fit shutters, complementary tiling to walls and floor, a useful airing cupboard, coving to ceiling, heated towel rail.

Bedroom Four to Front

7' 6" x 6' 10" (2.3m x 2.1m)

Double glazed window to front elevation with custom fit shutters, central heating radiator, wood flooring, coving to ceiling, useful storage cupboards.

En-Suite Shower Room

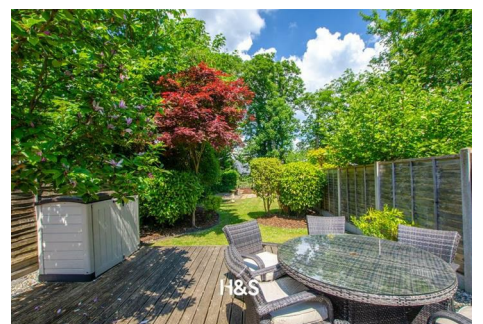
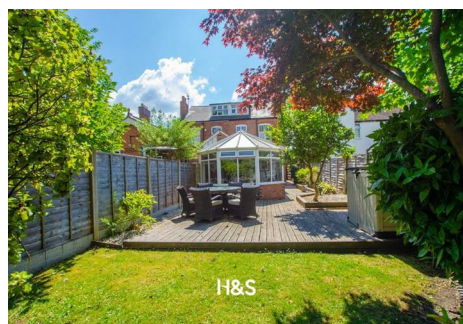
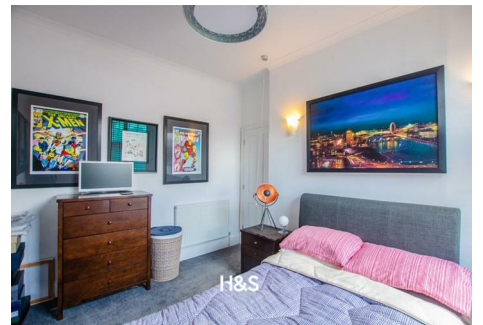
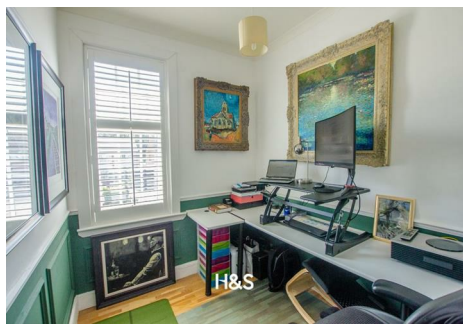
Being fitted with a three piece white suite comprising shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, floating WC with wall mounted flush

and vanity wash hand basin, obscure double glazed window to side with custom fit shutters, tiling to walls and floor, heated towel rail, LED mirror, extractor and ceiling spot lights.

Large Rear Garden

Being mainly laid to lawn with Cotswold stone chipping areas, outside tap, timber decked area, raised borders, a variety of mature shrubs and bushes, fencing to boundaries and gated access to driveway.







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

