

Horton & Senate



77 Shalford Road, Solihull, B92 7NG

£300,000

- Immaculate Condition
- Extended Kitchen
- Large Rear Garden
- Newly Fitted Bathroom
- Close To Olton Train Station
- Garage
- Two Reception Rooms
- Off Road Parking

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A fantastic opportunity to purchase an immaculate three bedroom semi detached property which is ready to move into! The property boasts two reception rooms, an extended kitchen, a refitted bathroom and a garage. Early viewing is advised!

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Council Tax Band: C



Approach

The property is approached via a large brick paved drive way leading to access to the porch and garage.

Ground Floor

Hall

A welcoming entrance hall with stairs leading to the first floor landing and doors to the ground floor accommodation and garage.

Lounge

A double glazed bay window to the front and a central heating radiator

Dining Room

Set to the rear there is a set of double glazed patio doors leading to the rear garden and a central heating radiator

Extended Kitchen

The kitchen has been extended and has a range of wall and floor base units, an inset sink, an integrated double oven and hob and space for a washing machine and dishwasher. There is a double glazed window to the rear and a tiled floor.

First Floor

Landing

Doors leading to the first floor rooms, access to the partially boarded loft and a double glazed window to the side

Bedroom One

Set to the front there is a double glazed window and central heating radiator

Bedroom Two

There is a double glazed window overlooking the private rear garden and a central heating radiator

Bedroom Three

A single bedroom with a double glazed window to the front and central heating radiator.

Bathroom

The bathroom has been recently refitted and the modern suite comprises of a bath with shower over, sink with vanity unit under and a wc. There is tiling to splash prone areas and a double glazed window to the rear.

Outside

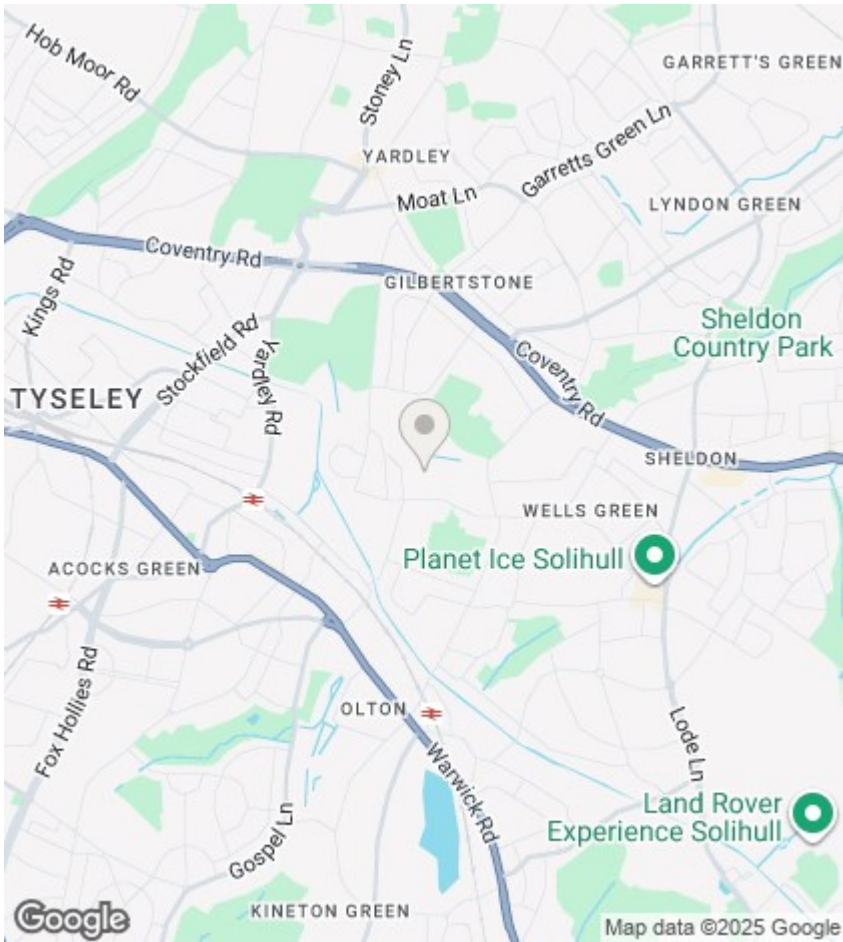
Rear Garden

The private garden is not overlooked from the rear and has a patio area leading to a long lawn that has mature bushes to the boundaries with a further raised decking area to the rear ideal for a BBQ area and entertaining.

Garage

There are electric points, storage and a wall mounted central heating boiler with a door to the front and rear.





Directions

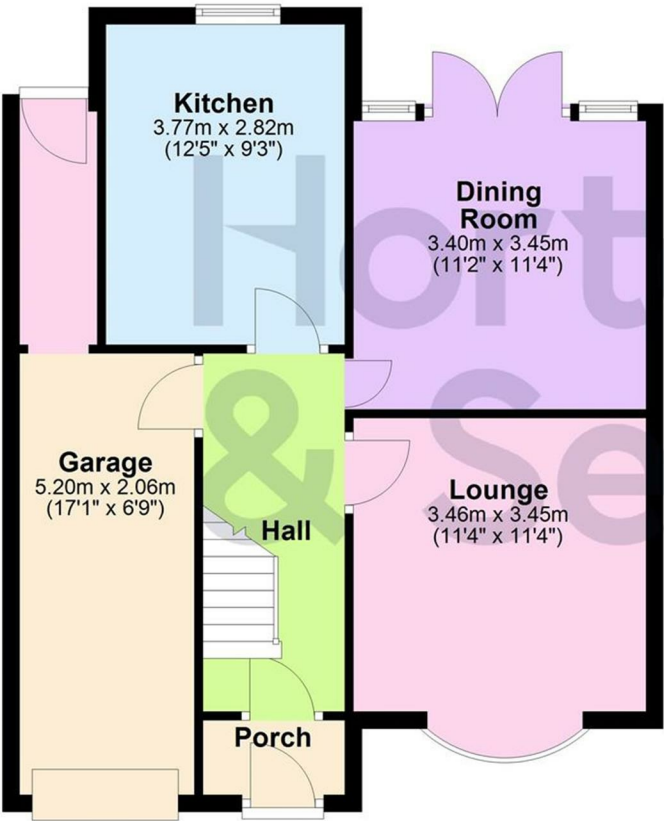
Viewings

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

